

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	MR45
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,559.64
Rear Yard Exp:	Southwest	Maint. Fee:	557.12	For Tax Year:	2023
View:	No			P.I.D.:	018-373-372

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 84
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Leonis Management - 604-575-5474
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 40, SECTION 15, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, STRATA PLAN LMS997TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRTA LOT AS SHOWN ON FORM 1
Amenities:	Bike Room,Elevator,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'9 x 14'4	Main	Laundry	6' x 4'
Main	Dining Room	11'4 x 11'0			
Main	Kitchen	14'3 x 8'8			
Main	Primary Bedroom	15' x 11'0			
Main	Walk-In Closet	7' x 4'7			
Main	Bedroom	13'6 x 11'4			
Main	Foyer	8' x 3'7			

Finished Floor (Main):	1,255 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,255 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,255 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

You will be impressed with this TOP floor, CORNER unit in well maintained Villa Pacific! This well-cared for 2 bedrm/2 bath home has expansive windows overlooking the huge south-west wrap around deck - providing lots of natural light thru out! Both bedrooms are spacious and separate from one another, separate living and dining room overlook open and well laid out kitchen. Primary bedroom with walk-in closet and ensuite - also has private deck area. Centrally located and within walking distance to restaurants, shopping, transportation, etc. You wont want to miss this one! (one dog/cat max 30 lbs & 16" at shoulders)