

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1992
Frontage (ft):	Bathrooms:	2	Age:	32
Lot Area:	Full Baths:	2	Zoning:	RM-2
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,464.46
Rear Yard Exp:	Maint. Fee:	506.57	For Tax Year:	2023
View:	No		P.I.D.:	017-770-882

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	165 - Total Units in Strata: 165
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Other,Carpet	Fixtures Rmvd:	No

View:	No : PEEK-A-BOO OF MOUNTAINS
Mgmt. Company:	HUGH & MCKINNON
Complex / Subdiv:	QUEEN ANNE GREEN
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 22, PLAN LMS342, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Exercise Centre,Pool; Outdoor,Swirlpool/Hot Tub,Workshop Attached
Site Influences:	Central Location,Private Setting,Recreation Nearby,Retirement Community,Shopping Nearby
Features:	
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 6'			
Main	Dining Room	9'5 x 10'			
Main	Living Room	14' x 13'			
Main	Primary Bedroom	11'5 x 15'			
Main	Bedroom	10'5 x 10'10			
Above	Bedroom	10'5 x 13'5			

Finished Floor (Main):	1,235 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	160 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	1,395 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,395 sqft	# Of Pets:				

Welcome to QUEEN ANNE GREEN - an age restricted complex in central Walnut Grove. This is a 3 bedroom and 2 bath rancher home with a loft expanding nearly 1,400 square feet. Features of the home include an updated kitchen with stainless steel appliances, soaring ceilings in the living room, fresh paint, hardwood flooring, extended patio with new pavers, TWO PARKING SPOTS and PRIMARY BEDROOM ON THE MAIN FLOOR. The third bedroom is upstairs and is great for guests! Exterior painting scheduled in future! Complex features top end amenities like an outdoor pool, hot tub, workshop space and a community lounge space. Located within walking distance to grocery stores, banks, libraries, pharmacy, trails and parks, etc. Come and see all this home has to offer!