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|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 2004 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 20 |
| Lot Area: | | Full Baths: | 2 | Zoning: | RML |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$2,005.54 |
| Rear Yard Exp: | | Maint. Fee: | 373.82 | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 026-143-976 |

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|-------------------------|--------------------|-------------------------|---|
| Style of Home: | Corner Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Stone,Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage Underbuilding,Garage; Double,Visitor Parking |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | 56 - Total Units in Strata: 56 |
| # of Fireplaces: | 1 - Fuel: Electric | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric | Property Disc: | Yes |
| Outdoor Area: | None | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | Yes : Mt. Baker |
| Mgmt. Company: | |
| Complex / Subdiv: | Citadel Ridge |
| Services Connected: | Community,Electricity,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 37 DISTRICT LOT48 GROUP 2 NWD STRATA PLAN BCS1088 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA PLAN AS SHOWN ON FORM V |
| Amenities: | Elevator,In Suite Laundry |
| Site Influences: | Central Location,Paved Road,Recreation Nearby,Shopping Nearby |
| Features: | Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Security System,Sprinkler - Fire |
| Bylaw Restrict: | No Restrictions,Pets Allowed |
| Listing Broker(s): | Homelife Advantage Realty (Central Valley) Ltd. |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|---------|------------|
| Main | Living Room | 14'0 x 14'0 | Main | Storage | 8'0 x 5'6 |
| Main | Dining Room | 9'0 x 8'0 | | | |
| Main | Kitchen | 11'0 x 9'0 | | | |
| Main | Primary Bedroom | 13'6 x 12'0 | | | |
| Main | Bedroom | 13'0 x 12'0 | | | |
| Main | Study | 11'0 x 6'0 | | | |
| Main | Foyer | 7'0 x 5'0 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,252 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 | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | | | | |
| Finished Floor (Total): | 1,252 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 1,252 sqft | Beds In Bsmt: | 0 / 2 | | | |
| | | # Of Pets: | | | | |

Welcome to Citadel Ridge. Rarely on market. original owners. 3rd floor corner unit with Mt. Baker View. 1252 sq.ft. 2 bdrms with ensuite. Double enclosed garage in secure underground parking. Lots of visitor parking with easy access. Don't miss out.