

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
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		
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 INTHE 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,CltH Wsh/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				
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.