

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	28
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	C-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,792.40
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	475.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	018-540-635

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	92 - Total Units in Strata: 92
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Goddard & Smith - 604-534-7974
<b>Complex / Subdiv:</b>	THE DAVENPORT
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 14 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1138 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 12'2	Main	Foyer	4'6 x 3'10
Main	Kitchen	9'2 x 10'7			
Main	Dining Room	8'8 x 5'10			
Main	Primary Bedroom	11'3 x 14'9			
Main	Walk-In Closet	5'5 x 5'4			
Main	Bedroom	10'6 x 10'11			
Main	Laundry	4'8 x 4'10			

<b>Finished Floor (Main):</b>	1,022 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,022 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,022 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

The Davenport is in the perfect walkable location to literally everything! This beautifully kept complex presents this gorgeous 1022 sq ft, 2 bdrm, 2 bthrm home that is meticulously maintained, & move in ready. The bright kitchen has lots of storage & stylish white/ 2 toned cabinetry, S/S appliances & even a window rarely found in condos! Enjoy the gas fireplace in the living rm that leads to the large wrap around, private, raised balcony on the SE corner. So many windows make this unit nice & bright! There is an in suite laundry rm w/ storage & new laundry pair. Bdrms are on opposite ends for privacy w/ primary boasting a walk in closet & 4 pc ensuite. There is an additional 4 pc main bath & plumbing was updated w/ new fixtures! Great amenities,2 parking spots & storage locker