

|                         |    |                    |        |                            |             |
|-------------------------|----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |    | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 1995        |
| <b>Frontage (ft):</b>   |    | <b>Bathrooms:</b>  | 2      | <b>Age:</b>                | 29          |
| <b>Lot Area:</b>        |    | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | RML         |
| <b>Flood Plain:</b>     |    | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$1,626.27  |
| <b>Rear Yard Exp:</b>   |    | <b>Maint. Fee:</b> | 581.59 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | No |                    |        | <b>P.I.D.:</b>             | 019-198-183 |

|                         |                                |                         |                             |
|-------------------------|--------------------------------|-------------------------|-----------------------------|
| <b>Style of Home:</b>   | 1 Storey,Corner Unit           | <b>Parking:</b>         | Total: 1 - Covered: 1       |
| <b>Construction:</b>    | Frame - Wood                   | <b>Covered Parking:</b> | 1                           |
| <b>Exterior:</b>        | Vinyl                          | <b>Parking Access:</b>  | Front                       |
| <b>Foundation:</b>      |                                | <b>Parking:</b>         | Garage Underbuilding        |
| <b>Rain Screen:</b>     |                                | <b>Locker:</b>          | Yes                         |
| <b>Renovations:</b>     |                                | <b>Units in Dev:</b>    | - Total Units in Strata: 23 |
| <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,Electric,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>    | Hardwood,Tile,Wall/Wall/Mixed  | <b>Fixtures Rmvd:</b>   | No                          |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | No  |
| <b>Mgmt. Company:</b>      | Teamwork Property Management - 604-854-1734   |
| <b>Complex / Subdiv:</b>   | Laurelwood  |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Water  |
| <b>Legal:</b>              | STRATA LOT 14 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN LMS 1883 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1. |
| <b>Amenities:</b>          | Club House,Elevator,In Suite Laundry,Storage,Wheelchair Access  |
| <b>Site Influences:</b>    | Central Location,Recreation Nearby,Shopping Nearby  |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings   |
| <b>Bylaw Restrict:</b>     | Pets Not Allowed,Smoking Restrictions   |
| <b>Listing Broker(s):</b>  | Macdonald Realty (Surrey/152)   |

| Floor | Type            | Dimensions  | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main  | Foyer           | 5'4 x 4'11  |       |      |            |
| Main  | Laundry         | 8'6 x 4'5   |       |      |            |
| Main  | Dining Room     | 11'0 x 7'9  |       |      |            |
| Main  | Living Room     | 14'2 x 13'2 |       |      |            |
| Main  | Kitchen         | 7'10 x 11'1 |       |      |            |
| Main  | Primary Bedroom | 11'3 x 14'4 |       |      |            |
| Main  | Bedroom         | 11'7 x 9'7  |       |      |            |

|                                |            |                                   |      |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,127 sqft | <b># Of Rooms:</b>                | 7    | <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                  | 3                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Crawl/Bsmt Height:</b>         |      |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,127 sqft | <b>Basement:</b>                  | None |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> |      |                       |                    |                 |
| <b>Grand Total:</b>            | 1,127 sqft | <b># Of Pets:</b>                 |      |                       |                    |                 |

Laurelwood - Step into this beautifully updated 2 bed 2 bath corner suite. This spacious home boasts 9' ceilings, elegant engineered wood flooring, a modern kitchen equipped with s/s appliances & a cozy gas fireplace in the living room. Flooded with natural light the expansive windows & bright airy layout create a welcoming space – perfect for unwinding or entertaining. The generous primary features a walk-through closet leading to a 3-piece ensuite. Offering easy freeway access & just a short walk to schools, recreation centers, pools, libraries, shopping, restaurants & public transit. This home is ideal for those who value style & convenience. Combining modern living with comfort makes this the perfect place to call home!