

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,564.10
Rear Yard Exp:		Maint. Fee:	450.13	For Tax Year:	2023
View:	No			P.I.D.:	023-423-757

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Property Management - 604-859-3142
Complex / Subdiv:	Carmody Ridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 6, PLAN LMS2400, PART SE1/4, DISTRICT LOT 48, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT,TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT ASSHOWN ON FORM 1 OR V, AS APPROP
Amenities:	Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 13'6			
Main	Dining Room	9'5 x 8'3			
Main	Kitchen	11'4 x 10'3			
Main	Primary Bedroom	12'2 x 10'3			
Main	Bedroom	13'1 x 10'2			
Main	Laundry	7'8 x 5'1			
Main	Foyer	14'6 x 3'11			

Finished Floor (Main):	1,032 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,032 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,032 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

CARMODY RIDGE CONDO....This spacious 1032 sq ft ground floor corner unit has loads of windows. Bedrooms are separated and each have their own ensuite which make a great floor plan for a room mate or child to share. Laminate floors and a cozy gas fireplace in the living room. The private deck is on the quiet back corner of the building. The ground floor makes it great for a pet. This is a non smoking building, no age restrictions and smaller pets. Close to everything, bus, restaurants and shopping.