

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1985
Frontage (ft):		Bathrooms:	2	Age:	39
Lot Area:		Full Baths:	2	Zoning:	MR45
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,967.41
Rear Yard Exp:		Maint. Fee:	540.85	For Tax Year:	2023
View:	Yes			P.I.D.:	001-387-456

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Open,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	84
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : GARDENS & GREENERY
Mgmt. Company:	LEONIS - 604-531-9166
Complex / Subdiv:	GLENDALE VILLAGE
Services Connected:	Electricity,Water
Legal:	STRATA LOT 12 SECTION 26 BLOCK 5 NORTH RANGE 2 WEST NWD STRATA PLAN NW2243 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT IF STRATA LOTAS SHOWN ON FORM 1
Amenities:	Guest Suite,In Suite Laundry,Recreation Center
Site Influences:	Central Location,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 20'2	Main	Laundry	5'10 x 6'2
Main	Dining Room	13'7 x 9'1	Main	Foyer	6' x 7'5
Main	Eating Area	11'2 x 3'7			
Main	Kitchen	11'2 x 10'2			
Main	Primary Bedroom	11'11 x 16'11			
Main	Walk-In Closet	9'3 x 7'4			
Main	Bedroom	13' x 16'6			

Finished Floor (Main):	1,429 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,429 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,429 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

INVESTORS, FIRST TIME BUYERS & DOWNSIZERS check out this hidden gem at "GLENDALE VILLAGE" in Surrey City Centre! This 1429 sq ft upper unit offers ample room with spacious living rm, open concept kitchen/dining, 2 full baths, 2 bdrms including giant master w/ensuite & enormous WI closet! Very bright with new windows! Enjoy tranquil views of lush greenery year round from huge enclosed deck off living/dining room or enjoy sun from deck off master bdrm! 2 parking, storage locker, gym, guest suite & activity rm! Very quiet & well maintained gated complex w/good financials & proactive Strata! Ideal location for commuters, easy walk to Surrey Central Sky train, shopping, hospital, SFU and walking/bike trails in Green Timbers Urban Forest. Rentals & 1 pet allowed!**Some photos virtually staged**