

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	2	Age:	27
Lot Area:		Full Baths:	2	Zoning:	MULTI
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,423.00
Rear Yard Exp:	Northeast	Maint. Fee:	576.00	For Tax Year:	2023
View:				P.I.D.:	023-514-825

Style of Home:	Inside Unit,Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	385 - Total Units in Strata: 385
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Crossroads Mgmt - 778-578-4445

Complex / Subdiv: Chelsea Gardens

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: SL 234 LD 36 SECTION 16 TWP 2 LMS 1416 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House,Guest Suite,Pool; Outdoor,Restaurant,Swirlpool/Hot Tub,Workshop Attached

Site Influences: Adult Oriented,Cul-de-Sac,Gravel Road,Private Setting,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Security - Roughed In,Vaulted Ceiling,Windows - Thermo

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'	Main	Primary Bedroom	17' x 13'
Main	Dining Room	16' x 10'	Main	Bedroom	16' x 9'
Main	Kitchen	10' x 10'	Main	Laundry	6' x 3'
Main	Eating Area	10' x 7'	Main	Foyer	12' x 3'
Main	Family Room	13' x 11'			
Main	Patio	15' x 10'			
Main	Storage	5' x 3'			

Finished Floor (Main):	1,564 sqft	# Of Rooms:	11	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	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,564 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,564 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Sought after Chelsea Gardens LOWER RANCH STYLE BUNGALOW, NO STAIRS! Almost 1600 of spacious living area. Huge, private, entertainment sized patio with motorized remote control awning, shielding you from the sun or the rain, located off the living and dining rooms at the rear. Traditional good sized kitchen with an eating area, and family room, including a gas fireplace. Two huge bedrooms in this floor plan, ensuite features a soaker tub and a shower stall, while the guest bathroom, across from the 2nd bedroom has a shower stall. This 23 acre resort, is adult oriented, 1 owner must be 55+, is fully secure and gated, 7pm to 7 am. Fabulous amenities include outdoor pool, indoor hot tub, Pub nights on Friday night, library, gym, wood working shop, library