

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

|                         |                              |                         |                                  |
|-------------------------|------------------------------|-------------------------|----------------------------------|
| <b>Style of Home:</b>   | Inside Unit,Rancher/Bungalow | <b>Parking:</b>         | Total: 2 - Covered: 1            |
| <b>Construction:</b>    | Frame - Wood                 | <b>Covered Parking:</b> | 1                                |
| <b>Exterior:</b>        | Mixed,Vinyl                  | <b>Parking Access:</b>  | Front                            |
| <b>Foundation:</b>      |                              | <b>Parking:</b>         | Garage; Single                   |
| <b>Rain Screen:</b>     |                              | <b>Locker:</b>          | No                               |
| <b>Renovations:</b>     |                              | <b>Units in Dev:</b>    | 385 - Total Units in Strata: 385 |
| <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>    | Hot Water,Radiant            | <b>Property Disc:</b>   | Yes                              |
| <b>Outdoor Area:</b>    | Patio(s)                     | <b>PAD Rental:</b>      |                                  |
| <b>Type of Roof:</b>    | Asphalt                      | <b>Fixtures Leased:</b> | No                               |
| <b>Floor Finish:</b>    | Wall/Wall/Mixed              | <b>Fixtures Rmvd:</b>   | 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'    |       |                 |            |

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

Open House Cancelled Sorry! 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