

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	2	Age:	36
Lot Area:		Full Baths:	2	Zoning:	MULTI
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,386.78
Rear Yard Exp:		Maint. Fee:	475.74	For Tax Year:	2024
View:	Yes			P.I.D.:	011-752-084

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

View:	Yes : garden views
Mgmt. Company:	Peninsula Strata Manageent - 604-385-2242
Complex / Subdiv:	The Courtyards
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 10 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN NW2823 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATALOT AS SHOWN ON FORM ONE
Amenities:	Bike Room,Club House,Garden,In Suite Laundry,Storage,Wheelchair Access,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Pantry,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 15'8			
Main	Dining Room	15'8 x 8'9			
Main	Kitchen	12'3 x 9'8			
Main	Eating Area	7'6 x 4'8			
Main	Primary Bedroom	22'1 x 12'5			
Main	Bedroom	9'9 x 9'9			
Main	Laundry	6'0 x 5'10			

Finished Floor (Main):	1,401 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	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,401 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,401 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

The Courtyards! Don't miss this opportunity for over 1400 sq feet of living space! Super functional layout with enormous living room and dining room area - complete with gas fireplace - and doors from both the primary bedroom and the living room on to your private balcony. Huge kitchen with pantry and tons of counter space and room for your kitchen table - relax over coffee in the morning! The primary bedroom is a spacious getaway - your largest furniture will fit - with room for armoire and a sitting area if you so choose - ample closet space and private ensuite. Nice separation from the second bedroom, and another full bathroom for guests! Your own laundry room too! Storage locker AND parking - walk score of 89 - everything is steps away! Don't miss this one!