

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	R4-A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,108.39
Rear Yard Exp:		Maint. Fee:	273.57	For Tax Year:	2023
View:	No			P.I.D.:	018-611-851

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

View:	No
Mgmt. Company:	Cornerstone Park Realty
Complex / Subdiv:	Cottage Lane
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 4, PLAN LMS1233, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 14'2	Main	Laundry	9'6 x 6'6
Main	Dining Room	11'4 x 8'5			
Main	Kitchen	12'4 x 10'1			
Main	Eating Area	8'10 x 10'2			
Main	Primary Bedroom	13'8 x 12'8			
Main	Bedroom	10'2 x 11'7			
Main	Walk-In Closet	7'5 x 4'6			

Finished Floor (Main):	1,300 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,300 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,300 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Spacious 1300sqft rancher style townhome at Cottage Lane. Turn key 2 bedroom and 2 bathroom unit. Bright unit with new heat pump for those warm summer nights. Gas hot water tank, washer/dryer and fresh paint all within the last 2 years. Side by side double garage and 4ft crawl space for added storage. Cottage Lane is a well maintained adult oriented community with only 12 homes. Close proximity to Garrison Crossing with all its shops, restaurants and walking trails.

