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|---------------------------|----------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | 90 | Bedrooms: | 2 | Approx. Year Built: | 1993 |
| Frontage (ft): | 48.00 | Bathrooms: | 2 | Age: | 31 |
| Lot Area (sq.ft.): | 4,320.00 | Full Baths: | 2 | Zoning: | RSV3 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$3,133.67 |
| Rear Yard Exp: | | Maint. Fee: | 212.00 | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 902-004-447 |

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|-------------------------|-------------------------------------|-------------------------|----------------------------------|
| Style of Home: | Rancher/Bungalow | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Brick, Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | 224 - Total Units in Strata: 224 |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | First Nations Lease |
| Fuel/Heating: | Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard, Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood, Laminate, Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | Yes : Mountains |
| Mgmt. Company: | Homelife Advantage - 604-858-7368 |
| Complex / Subdiv: | Promontory Lake Estates |
| Services Connected: | Electricity, Natural Gas, Sanitary Sewer, Water |
| Legal: | LOT 159 CLSR 74927 TZEACHTEN IR #13 |
| Amenities: | Air Cond./Central, Club House, In Suite Laundry |
| Site Influences: | Adult Oriented, Central Location, Gated Complex, Golf Course Nearby, Private Yard, Shopping Nearby |
| Features: | Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener |
| Bylaw Restrict: | Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed |
| Listing Broker(s): | Century 21 Creekside Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|------|-------------|
| Main | Great Room | 18' x 14'2 | Main | Den | 12'5 x 10'6 |
| Main | Dining Room | 10'6 x 12'5 | | | |
| Main | Kitchen | 13'2 x 9'10 | | | |
| Main | Eating Area | 9'1 x 9'11 | | | |
| Main | Foyer | 4' x 7'4 | | | |
| Main | Primary Bedroom | 14'10 x 15'6 | | | |
| Main | Bedroom | 10' x 14' | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,606 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): | 1,606 sqft | Basement: | Crawl | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 1,606 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Desirable & most sought after community "Promontory Lake Estates". A friendly well run Gated Community for Adults aged 45+. Free standing, 2 bdrm Rancher with Double Garage and fenced yard. Rancher features New Windows throughout in 2023, New gutters & garage door 2022, H/W 2020. Also beautiful hardwood flooring, B/I Vacuum, Heat pump, Den, Formal Dining Room & spacious Livingroom, with Gas Fireplace, Vaulted ceiling & lots of windows that offer plenty of natural light. Functional kitchen with eating area plus a Crawl Space to store your personal goods. Very active Clubhouse. Located in a quiet Area of complex. Call today to view!