

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RM1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,957.18
Rear Yard Exp:		Maint. Fee:	400.68	For Tax Year:	2023
View:				P.I.D.:	016-596-480

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 118
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Teamworks Property Management - 604-854-1734

Complex / Subdiv: Huntsfield Green

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

Legal: STRATA LOT 34, PLAN NWS3354, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Club House,In Suite Laundry,Pool; Indoor,Swirlpool/Hot Tub

Site Influences: Adult Oriented,Central Location,Gated Complex,Private Setting

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'1 x 4'4	Main	Primary Bedroom	12'5 x 13'9
Main	Eating Area	9'4 x 7'9	Main	Walk-In Closet	6'11 x 5'0
Main	Kitchen	9'5 x 10'7			
Main	Bedroom	10'11 x 11'4			
Main	Dining Room	12'10 x 9'3			
Main	Living Room	15'4 x 16'2			
Main	Den	8'10 x 8'11			

Finished Floor (Main):	1,346 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,346 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,346 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to Huntsfield Green! Enjoy living in a peaceful, private, gated, 55+ community, in a central location! Owners here enjoy top-notch amenities including an outdoor pool, hot tub, gym and amenity room along with convenient access to walking trails galore. This end-unit rancher boasts a spacious and bright floor plan, large kitchen with eating nook, huge living room and dining room open concept with 11' ceilings, mater bedroom equipped with walk-in closet and 5 pc bath. Second bedroom is also a great size with a full bathroom nearby. Large DEN space (office? hobby room?) off the living room. This home is equipped with a side x side double garage and TONS of storage. South-face patio, beautifully landscaped. One Pet welcome (max 16" height).