

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	RM16
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,292.81
Rear Yard Exp:		Maint. Fee:	434.47	For Tax Year:	2023
View:	No			P.I.D.:	017-657-156

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
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,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Property Management
Complex / Subdiv:	Eagle Crest
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 17, PLAN LMS204, PART SE1/4, SECTION 25, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE
Amenities:	Club House
Site Influences:	Adult Oriented,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 16'			
Main	Dining Room	14' x 11'			
Main	Kitchen	11'8 x 11'8			
Main	Nook	11'8 x 12'			
Main	Primary Bedroom	12' x 15'6			
Main	Bedroom	12' x 12'			

Finished Floor (Main):	1,579 sqft	# Of Rooms:	6	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	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,579 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,579 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

WELCOME TO EAGLE CREST.....This is a once in a lifetime opportunity to own this well taken of STAND ALONE unit. The development is 32 units, Karlan built and very well maintained. The unit has been upgraded with newer flooring, kitchen and a new furnace. Every window has newer electric blinds. The unit has 2 bedrooms and 2 full bathrooms. The living room has a gas fireplace to keep you cozy in the winter. Skylights and loads of windows which make it bright and cheery. A nice private back yard with mature shrubs and a patio. Double car garage. Very quiet and peaceful complex with a clubhouse. 55 plus, 1 dog or 2 cats. Easy to show anytime.