

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	19
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-25
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,301.24
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	276.96	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-327-899

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal, Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Panoramic
<b>Mgmt. Company:</b>	Associ
<b>Complex / Subdiv:</b>	The Residences
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 54, PLAN BCS1359, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN
<b>Amenities:</b>	Elevator,In Suite Laundry,Recreation Center,Storage,Wheelchair Access,Concierge
<b>Site Influences:</b>	Adult Oriented,Central Location
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 9'			
Main	Kitchen	10' x 9'			
Main	Dining Room	8' x 9'			
Main	Primary Bedroom	10'5 x 11'			

<b>Finished Floor (Main):</b>	510 sqft	<b># Of Rooms:</b>	4	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	510 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	510 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

The Residences at Village Square 55+ adult community! Functional 1 bedroom, 1 bath unit offers 510 sf, an open/bright floorplan, in-suite laundry, secure underground parking, storage locker and a covered west facing balcony to enjoy gorgeous sunsets. The building amenities will keep you a busy with the professional concierge, media room, lounge with cozy fireplace, central park with walking paths, seating areas, BBQ & putting green, fitness center, rooftop patio and plenty of organized activities...including Fridays Happy Hour! The location is second to none, walk to Fresh St. Market, restaurants, doctors, transit, movie theatre & everything else you need! Vacant and spotless!