

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1981
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	43
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$987.44
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	432.01	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-867-130

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Stucco,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	CENTURY 21 - 604-278-2121
<b>Complex / Subdiv:</b>	SILVERWOOD MANOR
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 35 SECTION 17 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW1644 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Adult Oriented,Central Location,Recreation Nearby,Retirement Community,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Not Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 5'	Main	Laundry	9'10 x 5'8
Main	Kitchen	9'10 x 10'			
Main	Dining Room	9'5 x 8'2			
Main	Living Room	16'5 x 13'1			
Main	Bedroom	9'3 x 10'8			
Main	Primary Bedroom	11'11 x 17'			
Main	Walk-In Closet	8'3 x 3'11			

<b>Finished Floor (Main):</b>	1,152 sqft	<b># Of Rooms:</b>	8	<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 (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,152 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,152 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

Spacious and bright upper unit in Silverwood Manor! With 1152 sq ft and a great layout, this meticulously kept home is perfect for downsizing! 2 large bedrooms, full bath, well appointed kitchen with white cabinets and stainless appliances, dining area with space for a full size table and living room with sliding doors out to the sundeck! Convenient in-suite laundry and lots of storage, plus there's an additional storage locker included! Very well maintained building with secure parking for peace of mind and activity room with kitchen for events! Age restricted (55+) and no pets or smoking permitted. Excellent location with transit just steps away and shopping, restaurants and recreation within minutes!