

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1986
Frontage (ft):	Bathrooms:	3	Age:	38
Lot Area:	Full Baths:	2	Zoning:	MF
Flood Plain:	Half Baths:	1	Gross Taxes:	\$4,350.73
Rear Yard Exp:	Maint. Fee:	631.00	For Tax Year:	2023
View:			P.I.D.:	003-682-897

Style of Home:	2 Storey,End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 35
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt,Fibreglass	Fixtures Leased:	
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	Yes

View:	
Mgmt. Company:	Leonis
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 22, PLAN NWS2324, SECTION 15, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Garden,Storage
Site Influences:	Adult Oriented,Central Location,Greenbelt,Private Setting,Shopping Nearby,Treed
Features:	
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'1 x 10'7			
Main	Dining Room	11'11 x 11'3			
Main	Eating Area	11'3 x 7'10			
Main	Den	14'6 x 9'7			
Main	Living Room	18'1 x 11'11			
Above	Primary Bedroom	14'6 x 12'6			
Above	Bedroom	11' x 10'			

Finished Floor (Main):	1,062 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	690 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	5	Yes
Finished Floor (Total):	1,752 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,752 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Want a great upscale downsizer? This is it! Fully renovated end unit offers 2 beautiful bedrooms upstairs plus a roomy den next to kitchen on the main. Upon entry, the elegant living room unfolds with vaulted ceilings + stone fireplace before flowing seamlessly into lovely dining area. Both rooms bask in the glow of a stunning back yard garden, while the den looks out at the front courtyard garden. Kitchen boasts an easy workspace, granite counters, SS appliances, counter seating and sitting area. Primary bedroom has WI closet + 5 piece ensuite. Well-maintained strata has near-new roof and windows. 55+. Pets welcomed. Backs onto Southmere Village Park. OUTSTANDING walking area! Must be seen to be fully appreciated. OPEN HOUSE: Saturday, 9/24, 2-4.