

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 1993
Frontage (ft):	Bathrooms: 2	Age: 31
Lot Area:	Full Baths: 2	Zoning: STRATA
Flood Plain:	Half Baths: 0	Gross Taxes: \$3,425.79
Rear Yard Exp:	Maint. Fee: 487.52	For Tax Year: 2023
View:		P.I.D.: 018-361-170

Style of Home: Ground Level Unit,Inside Unit	Parking: Total: 2 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Vinyl	Parking Access:
Foundation:	Parking: Garage; Single
Rain Screen:	Locker:
Renovations:	Units in Dev: 224
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Natural Gas,Radiant	Property Disc: Yes
Outdoor Area: Patio(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Laminate,Carpet	Fixtures Rmvd: No

View:

Mgmt. Company: Hugh & McKinnon

Complex / Subdiv: CHELSEA GREEN

Services Connected: Electricity,Natural Gas,Water

Legal: STRATA LOT 134, PLAN LMS509, DISTRICT LOT 124, GROUP 2, 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

Amenities: Club House,Guest Suite,Pool; Outdoor,Swirlpool/Hot Tub,Workshop Attached

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	8'8 x 9'8	Main	Foyer	5'0 x 3'2
Main	Dining Room	10'4 x 10'0	Main	Patio	12'0 x 12'0
Main	Kitchen	10'3 x 10'9			
Main	Living Room	19'2 x 17'7			
Main	Bedroom	9'0 x 16'1			
Main	Primary Bedroom	12'5 x 15'8			
Main	Utility	10'0 x 5'7			

Finished Floor (Main): 1,540 sqft	# Of Rooms: 9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	3	No
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 1,540 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 1,540 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Discover the blend of comfort and convenience in this updated 2 bedroom, 2 bathroom ground level rancher style, inside unit townhome situated in a vibrant Chelsea Green gated community 55+ in Walnut Grove. Move in ready. It features updated kitchen with quartz countertop and undermount sink, updated bathrooms, new blinds, screen on all windows and sliding door. Five new appliances, all with extended warranty transferable good until January 2026. New boiler, new hot water tank, updated light fixtures in kitchen and living room, laminate floors and carpets in the bedrooms. Single car garage plus a parking pad. Private south facing patio/yard. Amenities - Clubhouse, outdoor swimming pool, hot tub, exercise room, workshop. OPEN HOUSE SATURDAY JUNE 22 11AM - 1PM