

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):	Bathrooms:	2	Age:	33
Lot Area:	Full Baths:	2	Zoning:	RM-1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,214.88
Rear Yard Exp:	Maint. Fee:	400.46	For Tax Year:	2023
View:			P.I.D.:	017-441-676

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
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:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Teamwork - 604-854-1734
Complex / Subdiv:	Huntsfield Green
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 101 SECTION 3 TOWNSHIP 8. NWD STRATA PLAN NW3354 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,Exercise Centre,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub
Site Influences:	Adult Oriented,Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Vaulted Ceiling
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp., Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 17'2	Main	Foyer	7'7 x 6'7
Main	Dining Room	11'7 x 8'3	Main	Laundry	7'2 x 6'1
Main	Kitchen	8'10 x 10'2			
Main	Family Room	14'8 x 12'3			
Main	Primary Bedroom	12'6 x 13'2			
Main	Bedroom	11'9 x 11'4			
Main	Walk-In Closet	6'1 x 6'9			

Finished Floor (Main):	1,363 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,363 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,363 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

This home is a real beauty! Fantastic layout features entry to a spacious living/dining room area featuring vaulted ceiling and Hunter Douglas custom window coverings. Next, a totally renovated kitchen with upgraded s/s appliances granite counters and pantry, open to an eating area and family room. The primary bedroom features a walk in closet and updated ensuite. Gorgeous, extended patio with cover to enjoy those summer evenings. Easy care laminate flooring throughout. new furnace, instant hot water, fireplace and built in vacuum. Steps to Nicomekl trails and complex amenities include a pool, hot tub and exercise room so everything you need for a carefree lifestyle.