

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	37
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM45
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,260.62
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	428.17	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	008-736-952

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 2 - 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>	Carport; Single, Open
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard, Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Trafalgar Park
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 6, PLAN NWS2647, SECTION 21, TOWNSHIP 16, 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
<b>Amenities:</b>	Club House, Guest Suite, In Suite Laundry, Workshop Detached
<b>Site Influences:</b>	Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby
<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>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 9'			
Main	Living Room	16'2 x 12'10			
Main	Dining Room	14' x 10'			
Main	Eating Area	10'8 x 10'6			
Main	Primary Bedroom	10' x 11'6			
Main	Bedroom	12' x 10'			
Main	Storage	7' x 6'			

<b>Finished Floor (Main):</b>	1,185 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,185 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,185 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	No Restriction - Cats: Yes, Dogs: Yes			

Discover this beautifully updated 2-bedroom, 2-bathroom upper unit in the desirable Trafalgar Park, a 55+ complex where pets are welcome. This home features a great floor plan with spacious rooms and abundant natural light from numerous windows. Enjoy the convenience of a good-sized laundry room and an extra storage area off the balcony. Recent updates include laminate floors, enhancing the unit's modern appeal. The strata fee covers electricity, heat, and hot water, ensuring hassle-free monthly maintenance. The well-managed strata offers fantastic amenities for residents. Situated close to parks, shopping, and restaurants, this location provides the perfect blend of comfort and convenience. Don't miss this wonderful opportunity to make Trafalgar Park your new home!