

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	CD-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,449.58
Rear Yard Exp:		Maint. Fee:	475.25	For Tax Year:	2023
View:	No			P.I.D.:	017-975-077

Style of Home:	End Unit,Ground Level Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	224 - Total Units in Strata: 22
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Hugh & Mckinnon - 604-541-5210
Complex / Subdiv:	Chelsea Green
Services Connected:	Community
Legal:	STRATA LOT 43 DISTRICT LOT 124 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS509 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Exercise Centre,Guest Suite,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub
Site Influences:	Adult Oriented,Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Freezer,Garage Door Opener,Microwave,Vacuum - Roughed In
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	12'11 x 16'10	Main	Dining Room	11'8' x 11'7'
Main	Primary Bedroom	16'10 x 12'2'			
Main	Bedroom	12'10 x 10'3'			
Main	Living Room	13'4' x 15'4'			
Main	Foyer	5'6' x 4'9'			
Main	Kitchen	7'9' x 11'2'			
Main	Eating Area	7'5' x 7'9'			

Finished Floor (Main):	1,496 sqft	# Of Rooms:	8	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):	1,496 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,496 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Looking for a new ground level townhouse in a wonderful 55+ complex-Chelsea Green in Walnut Grove with a sunshiny pool to enjoy this summer? Please have a look at this listing! 2 bed, 2 bath home END unit. Updates were done to kitchen in 2015 with extra cabinets and stainless steele appliances, laminate floors, walk out to a lovely private South facing yard with a gas line BBQ hookup. Ensuite bath has walk in jetted tub and separate shower. Single car garage plus parking pad, across from visitor parking and close to the clubhouse, outdoor pool, exercise centre and hot tub. Great location in Walnut Grove , and also close to Hwy 1 and Golden Ears bridge. Public Open House Sunday June 30 1-3PM