

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	33
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MT1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,700.60
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	347.01	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	015-721-221

<b>Style of Home:</b>	Rancher/Bungalow,Upper Unit	<b>Parking:</b>	Total: 1 - 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>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Mountain & River
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 8, PLAN NWS3172, DISTRICT LOT 1, SECTION 21, TOWNSHIP 17, GROUP 3, NEW WESTMINSTER LAND DISTRICT, & DL 4; TOGETHER WITH ANINTEREST 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,Recreation Center
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed
<b>Listing Broker(s):</b>	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'8" x 7'8"	Below	Foyer	6'4" x 6'6"
Main	Eating Area	9'8" x 8'1"			
Main	Dining Room	11'8" x 9'1"			
Main	Laundry	5'7" x 8'10"			
Main	Living Room	17' x 14'8"			
Main	Bedroom	12'4" x 13'2"			
Main	Bedroom	10'2" x 9'10"			

<b>Finished Floor (Main):</b>	1,210 sqft	<b># Of Rooms:</b>	8	<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>	110 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,320 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,320 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Welcome to your beautifully renovated 2 Bed 2 Bath townhome nestled in a serene 55+ community. This bright and airy living space offers new floors, fresh paint, updated lighting, refreshed kitchen, boasting sleek countertops, stainless steel appliances, and ample storage in custom-built cabinets. Outside, a large deck awaits, providing the perfect spot to soak up the sun or entertain guests amidst the tranquility of the surrounding greenery. The enclosed single garage offers plenty of space to store your vehicle and outdoor gear. Edward Estates offers a wealth of community features, including a clubhouse, weekly meetups for neighbours to connect, and a guest suite for visitors to enjoy. Come experience the lifestyle you've been dreaming of!