

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1981
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	43
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,277.32
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	361.63	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-899-198

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Vinyl,Wood	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	42 - Total Units in Strata: 42
<b># of Fireplaces:</b>	0 - Fuel: None	<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>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Other,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	Century 21 - 604-278-2121
<b>Complex / Subdiv:</b>	The Haven
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 19, PLAN NWS1708, PART NW1/4, 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 OR V, AS APPROPRIATE
<b>Amenities:</b>	Elevator,Shared Laundry,Wheelchair Access
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby,Ski Hill Nearby
<b>Features:</b>	Dishwasher,Drapes/Window Coverings,Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Not Allowed,Rentals Allowed,Rentals Allwd w/Restrctns,Smoking Restrictions
<b>Listing Broker(s):</b>	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'9 x 7'6	Main	Foyer	5'6 x 3'2
Main	Living Room	17'1 x 10'11			
Main	Dining Room	8'3 x 8'1			
Main	Primary Bedroom	17' x 9'1			
Main	Walk-In Closet	5'9 x 4'9			
Main	Bedroom	11'11 x 8'8			
Main	Storage	4'1 x 3'11			

<b>Finished Floor (Main):</b>	854 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	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	854 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	854 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

Great opportunity to buy in a great complex - The Haven. 2 bdrm 1 bthrm + storage/den 854 sf home. Updates include new kitchen cabinets, quartz countertops, appliances, backsplash, lots of cabinets/counterspace, flooring, crown moulding, fresh paint, couple of ceiling fans, new bedroom windows, bathroom w/new vanity, mirror, soaker tub, medicine cabinet, the list goes on! Top notch home. Private covered balcony, so peaceful! 1 secured parking spot. Close to transit, great schools, shopping, nature trails. No pets, no smoking. No age restrictions.