

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	35
Lot Area:		Full Baths:	2	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,601.97
Rear Yard Exp:		Maint. Fee:	492.00	For Tax Year:	2023
View:				P.I.D.:	012-780-464

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Vinyl	Parking Access:	
Foundation:		Parking:	Carport; Single,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Self Managed

Complex / Subdiv: BIRCHWOOD TERRACE

Services Connected: Electricity,Natural Gas,Storm Sewer,Water

Legal: STRATA LOT 3, PLAN NWS2919, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Club House,Guest Suite,In Suite Laundry

Site Influences: Central Location,Cul-de-Sac,Private Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Not Allowed,Rentals Allowed,Smoking Restrictions

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 13'0			
Main	Dining Room	10'0 x 9'6			
Main	Kitchen	10'0 x 9'0			
Main	Family Room	13'6 x 11'0			
Main	Storage	8'8 x 5'0			
Main	Bedroom	11'6 x 10'0			
Main	Primary Bedroom	14'0 x 11'5			

Finished Floor (Main):	1,100 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,100 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,100 sqft	# Of Pets:				

Welcome to Birchwood Terrace, a well-managed complex w/ no age restrictions & only 8 units! This fully remodeled ground unit offers a brand-new white kitchen with new cabinets, flooring, and countertops, making it perfect for families or retirees. The spacious primary bdrm features a walk-through closet and a full ensuite with a walk-in shower. The second bth is a beautiful 4-piece suite. Enjoy the lovely outside sitting area in the front. The unit includes 2 parking spaces, 1 covered, and a stunning fireplace that can heat the entire unit. Just over 1,100 sqft of space, everything has been updated here, including piping in all the units, as well as roofs and windows. The complex boasts a healthy contingency fund, and the strata fees include heat, hot water, and electricity. A win for all!