

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):	Bathrooms:	2	Age:	42
Lot Area:	Full Baths:	1	Zoning:	RA112
Flood Plain:	Half Baths:	1	Gross Taxes:	\$1,843.41
Rear Yard Exp:	Maint. Fee:	522.79	For Tax Year:	2023
View:			P.I.D.:	002-040-875

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	34
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company: PACIFIC QUORUM - 604-685-3828

Complex / Subdiv: MAGNOLIA AT GARDEN PLACE

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

Legal: STRATA LOT 7, PLAN NWS1841, SECTION 10, TOWNSHIP 5, 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

Amenities: Elevator,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'11 x 4'6			
Main	Kitchen	8'8 x 8'1			
Main	Living Room	11'8 x 16'6			
Main	Dining Room	10'2 x 7'11			
Main	Primary Bedroom	10'9 x 14'9			
Main	Walk-In Closet	7'4 x 3'11			
Main	Bedroom	11'7 x 9'10			

Finished Floor (Main):	1,004 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	2	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,004 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,004 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Lovely two bedroom/two bathroom condo in the popular MAGNOLIA building on Garden Place! Laminate flooring, gas fireplace in living room, large kitchen (appliances 2019)plus a fabulous SUNROOM 11'x 10' (not included in square footage) and private patio gated entrance to green space-ideal for those with pets! Both primary bedroom and living room have French doors leading to solarium-lots of light and extra space! Parking #118, storage locker #107 (on same floor). Main fees (\$522/mo) include hot water and gas for fireplace! Pets ok (one). Walking distance to the town center, amenities and transit!