

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	2	Age:	29
Lot Area:		Full Baths:	2	Zoning:	RM2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,432.64
Rear Yard Exp:		Maint. Fee:	519.68	For Tax Year:	2023
View:				P.I.D.:	023-078-812

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stucco,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	46 - Total Units in Strata: 46
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company: NAI Goddard & Smith - 604-534-7974

Complex / Subdiv: Regency Terrace

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

Legal: STRATA LOT 27, PLAN LMS1967, DISTRICT LOT 305, 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,Exercise Centre,In Suite Laundry,Recreation Center,Storage,Wheelchair Access

Site Influences: Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Smoke Alarm,Sprinkler - Fire,Windows - Thermo

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

Listing Broker(s): Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 14'2			
Main	Dining Room	8'11 x 9'7			
Main	Kitchen	10'11 x 9'8			
Main	Primary Bedroom	11'2 x 12'			
Main	Walk-In Closet	4'9 x 7'5			
Main	Bedroom	10'7 x 11'8			
Main	Laundry	4'2 x 7'5			

Finished Floor (Main):	1,076 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,076 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,076 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Newly reno'd, 2 bed/2 bath corner unit w/ many updates: quartz kitch counters, soft-close cabinets, large undermount sink, new s/s space saver fridge. Features new vinyl plank flrs, blinds & modern fixtures, & bdrms at opposite ends. Primary bdrm inclds huge walk-in closet & ensuite w/ soaker tub. Both baths feature new quartz-top vanities, mirrors & decorative lighting. Laundry has new stacking Samsung w/d & lots of storage space. Enjoy gas f/p, neutral paint & rounded arches. Full-length glass sliders lead to spacious N/E face wrap-around balcony, overlooks lush/treed grounds & Park. Has 2 u/g park & stor locker. Amenities incld furnished rec rm & fit rm. Well-kept building, 2018 roof, across from Linwood Park, dog park, transit, trails, mall, library etc. OPEN: SATURDAY, JUNE 29, 1-3PM