

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	2	Age:	31
Lot Area:	Full Baths:	2	Zoning:	RML
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,649.33
Rear Yard Exp:	Maint. Fee:	477.95	For Tax Year:	2023
View:			P.I.D.:	018-058-108

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	60
# 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:	Balcony(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company: Team Work Property Management - 604-743-0286

Complex / Subdiv: Green Gables

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

Legal: STRATA LOT 43 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS710 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,Workshop Attached

Site Influences:

Features:

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'9 x 15'9	Main	Laundry	5'9 x 10'2
Main	Living Room	13'6 x 15'2			
Main	Dining Room	12'3 x 11'9			
Main	Primary Bedroom	14'3 x 11'8			
Main	Bedroom	10'8 x 10'			
Main	Walk-In Closet	8'4 x 6'2			
Main	Den	6'9 x 10'4			

Finished Floor (Main):	1,338 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,338 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,338 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

Welcome to Green Gables, where luxury living meets convenience a stunning corner unit offers a spacious 1338 sq/ft featuring 2 bed 2 bath & den situated on the 3rd floor, fully renovated 2 balconies where you can enjoy your morning coffee or unwind after a long day. With its prime location and easy access to shopping dining libraries, rec centers all just a stone's throw from your doorstep. in addition the building has seen many updates including the exterior windows, doors & balconies adding remarkable value to this property. Guest suite, Amenities rm, storage locker, utility sink in laundry rm, 1 cat allowed no dogs. families welcome.