

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):	Bathrooms:	2	Age:	35
Lot Area:	Full Baths:	2	Zoning:	RM1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,670.98
Rear Yard Exp:	Maint. Fee:	480.00	For Tax Year:	2024
View:			P.I.D.:	012-191-108

Style of Home:	End Unit,Rancher/Bungalow	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	99 - Total Units in Strata: 99
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	Yes

View:

Mgmt. Company: Leonis Management - 604-575-5474

Complex / Subdiv: Riverwynde

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

Legal: STRATA LOT 22, PLAN NWS2871, DISTRICT LOT 36, GROUP 2, 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: Club House,Garden,In Suite Laundry,Wheelchair Access,Workshop Detached

Site Influences: Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Retirement Community,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Vacuum - Built In

Bylaw Restrict: Age Restrictions,Pets Not Allowed

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 12'9	Main	Foyer	5' x 9'9
Main	Dining Room	11'5 x 10'8	Main	Laundry	8'6 x 8'6
Main	Kitchen	15' x 9'6			
Main	Eating Area	6' x 9'6			
Main	Primary Bedroom	13'4 x 10'7			
Main	Walk-In Closet	8'1 x 5'8			
Main	Bedroom	11' x 10'3			

Finished Floor (Main):	1,333 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:	4'			
Finished Floor (Total):	1,333 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,333 sqft	# Of Pets:				

Welcome Home to RIVERWYNDE! Professionally Renovated level entry, end unit rancher townhome in a very quiet location of the complex. Excellent gated age 55+ community. 2 bedrooms, 2 bathrooms, double garage, 2 large, private, covered patios and yard. Spacious floor plan featuring living room with gas fireplace and sliders to patio - adjacent dining room. Chef inspired kitchen w/ new bright white & glass cabinets, pull out drawers, silestone counters, stainless steel appliances & breakfast nook. Master bedroom with walk-in closet & full ensuite. Plenty of storage, vinyl windows, new hot water tank & updated baths. Clubhouse with kitchen, lounge, work shop & plenty of activities. Walking distance to all amenities incl. shopping, restaurants, parks & transit. Open House June 23 from 1-3.