

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1975
Frontage (ft):		Bathrooms:	2	Age:	49
Lot Area:		Full Baths:	2	Zoning:	R5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,933.32
Rear Yard Exp:		Maint. Fee:	300.00	For Tax Year:	2023
View:	No			P.I.D.:	000-670-227

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 1
Construction:	Concrete Frame	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:	No	Locker:	No
Renovations:	Partly	Units in Dev:	10 - Total Units in Strata: 10
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Self Managed - 604-504-3000
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 8, PLAN NWS234, DISTRICT LOT 332, 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 OR V, AS APPROPRIATE
Amenities:	Bike Room,In Suite Laundry,Storage
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Loft	12' x 10'	Main	Kitchen	8' x 9'	Bsmt	Mud Room	8'6 x 10'6
Main	Living Room	14'6 x 16'	Main	Bedroom	11' x 12'7			
			Main	Bedroom	11' x 8'6			
			Bsmt	Bedroom	11' x 8'6			
			Bsmt	Recreation Room	14' x 17'			

Finished Floor (Main):	875 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	710 sqft	# Of Levels:	3	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,685 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	none			
Grand Total:	1,685 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

RARE! Completely UPDATED END UNIT with ATTACHED GARAGE plus 2 EXTRA PARKING SPOTS! FENCED YARD and BONUS LOFT! Awesome home and floor plan for family, children, pets! Bright vaulted-ceiling living room and dining area with large windows to the huge deck (with bbq hook up) overlooking the fully fenced yard! Updated kitchen with S/S appliances! 2 bedrooms on the main floor, plus another down. Large rec room stepping out to the back yard plus a 3 pce bathroom (semi - finished). Check out the unique loft space! Perfect for an office, extra bed area, den, etc! This unit has an attached garage and is located over in the corner of the complex with a large green grassy area beside. Come & See