

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):	Bathrooms:	2	Age:	15
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,085.26
Rear Yard Exp:	Maint. Fee:	427.00	For Tax Year:	2023
View:	Yes		P.I.D.:	027-808-114

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Lane
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	60 - Total Units in Strata: 60
# of Fireplaces:	1 - Fuel: Electric	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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : mountain
Mgmt. Company:	NAI GODDARD & SMITH REALTY - 604-534-7974
Complex / Subdiv:	WEST ON THE VILLAGE WALK
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 60, PLAN BCS3305, SECTION 8, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'1 x 8'5			
Main	Dining Room	11'1 x 8'8			
Main	Living Room	10'5 x 12'1			
Main	Primary Bedroom	10'10 x 12'4			
Main	Walk-In Closet	7'2 x 4'6			
Main	Bedroom	8'8 x 9'11			
Main	Foyer	4'3 x 4'1			

Finished Floor (Main):	886 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	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	886 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	886 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Everything you could want! Original owners have loved, cared for & renovated this stunning home & now it is your turn to enjoy! Stunning, move in ready offering 886 sq ft 2 bdrms, 2 bthrms & a bonus top corner unit! Freshly painted, newer laminate flooring through out & gorgeous finishings, mouldings, feature walls. Fresh white kitchen cabinetry, long peninsula /prep space w/ seating for 4, new hardware, counter tops & appliances. Living rm has custom made mantle, vaulted ceiling & the massive window makes this home nice, bright & spacious. The mountain view is incredible & the huge balcony is accessed off both the primary bdrm & living rm! The primary suite has his/ hers walk through closet area leading to the 3 pc ensuite! 2 oversized parking spots near elevator, 2 storage! Call today!