

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	31
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,958.97
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	471.29	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	018-474-519

<b>Style of Home:</b>	Ground Level Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 130
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	Crossroads Management
<b>Complex / Subdiv:</b>	Autumn Ridge
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 20, PLAN LMS1087, PART SE1/4, SECTION 6, TOWNSHIP 11, 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
<b>Amenities:</b>	Elevator,Exercise Centre,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Security System,Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Macdonald Realty (Delta), Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 5'11	Main	Laundry	5'10 x 5'7
Main	Kitchen	8'9 x 8'6	Main	Patio	22'10 x 12'11
Main	Dining Room	12'4 x 10'1			
Main	Living Room	14'6 x 12'5			
Main	Primary Bedroom	12'1 x 14'9			
Main	Walk-In Closet	4'1 x 6'10			
Main	Bedroom	10'1 x 14'0			

<b>Finished Floor (Main):</b>	1,002 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,002 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,002 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

View this FULLY RENOVATED, move in ready 1,002 sqft GROUND floor unit in highly sought after Autumn Ridge. Upon entering this 2 bed, 2 bath home you'll appreciate the renovated kitchen equipped w/ newer cabinets, backsplash, quartz countertops, sink, faucet, lighting & stainless steel appliances. For added privacy you'll appreciate the opposing bedrooms, updated walk-in closet in the spacious primary bedroom w/ custom built-in clothes organizers. Both bathrooms have been professionally updated w/ newer quartz countertops, sinks, faucets, mirrors & light fixtures. Extend your living space w/the private walkout patio perfect for entertaining & your green thumb. Unit comes w/ 1 parking, 1 storage, spacious laundry room & EV chargers. Walking distance to amenities, transit, schools & shopping.