

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	1	Age:	34
Lot Area:		Full Baths:	1	Zoning:	MULTI
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$909.43
Rear Yard Exp:		Maint. Fee:	265.20	For Tax Year:	2023
View:	No			P.I.D.:	014-941-791

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:	No	Locker:	Yes
Renovations:	Partly	Units in Dev:	63 - Total Units in Strata: 63
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Teamwork Property Management
Complex / Subdiv:	Central Heights Mannor
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 33, PLAN NWS3075, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION THE UNIT ENTITLEMENT OF THE STRATA LOT A SHOWN ON FORM 1
Amenities:	Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Storage,Wheelchair Access,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Recreation Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Smoking Restrictions
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			
Main	Kitchen	11' x 9'			
Main	Primary Bedroom	17' x 12'6			
Main	Laundry	7'6 x 5'			

Finished Floor (Main):	785 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	785 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	785 sqft	# Of Pets:	Cats: No, Dogs: No			

You will love this Bright clean one Bedroom Home. The large Windows make this home very bright and Welcoming. The large kitchen has lots of Oak cupboards and ample space for a table and Chairs. This home includes a storage locker and a underground parking stall. the updates include newer carpeting and newer paint. The amenities include 3 Guest suite, exercise room, hobby room, workshop, a dinning room for owners to use. Being centrally located there is easy access to the highway, restaurants, and shopping. Just move in and enjoy Age 55+ Building