

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2003
Frontage (ft):		Bathrooms:	2	Age:	21
Lot Area: (sq.ft.)	4,639.00	Full Baths:	2	Zoning:	RS-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,663.60
Rear Yard Exp:		Maint. Fee:	100.00	For Tax Year:	2023
View:	Yes			P.I.D.:	025-330-659

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	58 - Total Units in Strata: 58
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View: Yes : Some Mt. Cheam views

Mgmt. Company: self managed

Complex / Subdiv: Elmwood

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

Legal: STRATA LOT 8, PLAN LMS4624, SECTION 19, TOWNSHIP 3, RANGE 28, MERIDIAN W6, 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: None

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

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Royal LePage - Wolstencroft, Royal Lepage Wheeler Cheam

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3" x 17'3"	Main	Laundry	6'1" x 7'2"
Main	Family Room	20'3" x 8'6"			
Main	Dining Room	10'8" x 9'3"			
Main	Kitchen	11'0" x 10'8"			
Main	Primary Bedroom	14'0" x 16'5"			
Main	Bedroom	10' x 11'11"			
Main	Bedroom	13'4" x 12'11"			

Finished Floor (Main):	1,533 sqft	# Of Rooms:	8	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	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,533 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,533 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Rare 3 bedroom rancher in Popular Elmwood! A great 55+ community- detached home with double car garage in spotless condition. Living room and Dining room in the front with a good sized bedroom too. Family room off the nice white open kitchen, white appliances and French doors lead to the private back yard with some Mt. Cheam views plus 2 more good sized bedrooms. Updates include; laminate floors, some fresh paint, Roof redone 2019, New HW Tank 2024, A/C 2016-perfect for the warm summers! RV parking available for a low fee of \$10.00 per mth, and crawl space too, perfect for storage. See this lovely home today! Public Open House this Saturday June 29 11am -12:30PM