

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	3	Age:	18
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,988.06
Rear Yard Exp:	North	Maint. Fee:	316.00	For Tax Year:	2023
View:				P.I.D.:	026-784-416

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Vinyl	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 81
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Bradshaw Strata Management - 604-576-2424
Complex / Subdiv:	Two Blue
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL BCS1987, LT 12, LD 36, SEC 15, TWP 8, ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 12'3	Above	Bedroom	9'6 x 8'6
Main	Dining Room	12' x 11'10	Above	Laundry	3'5 x 3'
Main	Kitchen	15'6 x 11'10	Below	Foyer	10'6 x 3'6
Main	Pantry	4'7 x 3'2			
Main	Family Room	13'4 x 8'			
Above	Primary Bedroom	12'9 x 12'3			
Above	Bedroom	10' x 8'6			

Finished Floor (Main):	658 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	667 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	107 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,432 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,432 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Fully renovated beauty in Two Blue. This 3 bed, 3 bath end unit is tastefully renovated and move in ready. The modern kitchen boasts new appliances, extensive white cabinetry and quartz countertops. The open main floor plan is great for the growing family. The private backyard is off the main floor making it easy to entertain in the Summer. Upstairs offers 3 bedrooms, 2 bathrooms and a generous master ensuite. This home is a 10 out of 10, you will not be disappointed!