

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,151.26
Rear Yard Exp:	Southwest	Maint. Fee:	411.13	For Tax Year:	2023
View:	No			P.I.D.:	014-941-830

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

View:	No
Mgmt. Company:	Team Works Property Mgmt - 604-854-1734
Complex / Subdiv:	Central Heights Manor
Services Connected:	Electricity,Storm Sewer,Water
Legal:	STRATA LOT 36 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN NW3075 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Storage,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Rentals Not Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 8'	Main	Patio	14' x 6'
Main	Dining Room	8'9 x 8'6			
Main	Living Room	17' x 11'9			
Main	Primary Bedroom	15'6 x 11'4			
Main	Bedroom	11'6 x 8'8			
Main	Laundry	8'9 x 5'			
Main	Pantry	5' x 6'			

Finished Floor (Main):	1,100 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	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,100 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	0			
Grand Total:	1,100 sqft	# Of Pets:	Cats: No, Dogs: No			

South/West facing corner unit. Its like a NEW show home w/ approx \$50k spent in upgrades in 2020. Redesigned custom kitchen like no other with quartz counter tops, under mount sink, custom faucet, designer back splash and brand new appliances w/ extended warranty. Quartz counters in both upgraded bathrooms as well as 2 high end toilets. Deluxe flooring throughout. New 5 inch baseboards, lighting, mirrors, window coverings & paint. 2 Bdrms, 2 baths w/ double sized pantry closet & full size laundry room w/ freezer space. Cozy hot water heating incl in strata fee. Super size sundeck. 2 storage lockers, 1 parking stall. Complex features guest suite, rec center, workshop, craft room, library and an amenities room with kitchen. Close to church's, HWY access ,shopping stores and restaurants.