

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1990
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	34
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,541.29
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	370.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	016-686-250

<b>Style of Home:</b>	End Unit,Ground Level Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco	<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: 60
<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,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Ace Agency - 604-853-2718
<b>Complex / Subdiv:</b>	The Gateway
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 11, PLAN NWS3366, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'6 x 10'			
Main	Living Room	12'6 x 15'7			
Main	Dining Room	8' x 8'6			
Main	Laundry	5' x 8'			
Main	Walk-In Closet	5' x 7'			
Main	Primary Bedroom	11' x 14'7			
Main	Bedroom	9' x 10'6			

<b>Finished Floor (Main):</b>	947 sqft	<b># Of Rooms:</b>	7	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	947 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	947 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

THE GATEWAY.....Corner unit in one of the best locations in the complex. Looks out into the inner court yard and is peaceful and quiet. This unit has been updated in the past with quartz counter, laminate floors, Valour gas fireplace, S/S appliances and crown mouldings. The bathroom has a walk in shower stall. Secure underground parking and storage locker. Minutes from shopping, UFV and Freeway. Pets allowed with restrictions. Easy to show anytime.