

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	9
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,292.20
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	414.76	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-567-670

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Open,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Wooded area
<b>Mgmt. Company:</b>	Associa BC - 604-591-6060
<b>Complex / Subdiv:</b>	The Ridge at Bose Farm
<b>Services Connected:</b>	Electricity,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 42, PLAN EPS2745, SECTION 12, TOWNSHIP 2, 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 V
<b>Amenities:</b>	Bike Room,Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Playground,Storage,Workshop Detached
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Rural Setting,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Smoking Restrictions
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'7 x 3'9			
Main	Kitchen	12'1 x 10'11			
Main	Dining Room	10'2 x 6'11			
Main	Living Room	11'3 x 8'9			
Main	Primary Bedroom	11'5 x 10'6			
Main	Walk-In Closet	8'1 x 4'1			
Main	Bedroom	10'9 x 10'4			

<b>Finished Floor (Main):</b>	879 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	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	879 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	879 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

WELCOME HOME to THE RIDGE at BOSE FARMS - country residences on an old Surrey landmark complete with heritage barn, dairy shed and farmhouse all located in a beautiful pastoral setting. This 2 bed, 2 bath CORNER UNIT has a nice entryway, open floor plan and boasts quartz stone countertops, laminate flooring, stainless steel appliances with induction oven, unique brick wall feature, space between the buildings for privacy, huge windows to let lots of light in and views of the green bank and woods. The stunning amenities include exclusive club house with full kitchen, yoga room, library, media room, community gardens, guest suites in the old farmhouse, and so much more! Call today and make this house your new home!