

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	1	Age:	31
Lot Area:	Full Baths:	1	Zoning:	RM
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,417.00
Rear Yard Exp:	Maint. Fee:	410.00	For Tax Year:	2024
View:			P.I.D.:	018-132-383

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Open
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	47
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Profile Properties - 604-464-7548
Complex / Subdiv:	EDGEFORD MANOR
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 1, BLOCK 6N, PLAN LMS748, SECTION 36, RANGE 1E, 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
Amenities:	Club House,Elevator,In Suite Laundry,Storage
Site Influences:	Adult Oriented,Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Pantry,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	0' x 0'			
Main	Kitchen	0' x 0'			
Main	Eating Area	0' x 0'			
Main	Living Room	0' x 0'			
Main	Primary Bedroom	0' x 0'			
Main	Storage	0' x 0'			

Finished Floor (Main):	960 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	960 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	960 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

DREAM unit for those looking for ground floor living in a superior well maintained complex. Aside from the fully updated interior and spacious floorplan this unit features a rarely available 500 sq ft west-facing terrace, nestled amidst lush greenery for ultimate privacy. This 960 sq ft home offers a unique blend of modern comfort and serene outdoor living. Ample storage inside the home with additional storage locker plus 2 parking. Complex has newer roof, new hot water boiler system, partially new plumbing and is located steps to shops, cafes and restaurants. Walk to West Coast Express train and recreation centre. You will LOVE living here at Edgeford Manor in Pitt Meadows!