

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

<b>Style of Home:</b>	1 Storey,Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Open
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	47
<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>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	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'			

<b>Finished Floor (Main):</b>	960 sqft	<b># Of Rooms:</b>	6	<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>	960 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	960 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

OPEN HOUSE Sat Jun 29th 1-3PM. 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!