

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-62
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,144.78
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	028-202-732

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	133 - Total Units in Strata: 133
<b># of Fireplaces:</b>	0 - Fuel:	<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>	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>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain & Sunset
<b>Mgmt. Company:</b>	NAI Commercial
<b>Complex / Subdiv:</b>	Avalon Gardens
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 67 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3776 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>	Air Cond./Central,Community Meals,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Independent living,Recreation Center,Weekly Housekeeping,Wheelchair Access
<b>Site Influences:</b>	Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Retirement Community,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Sprinkler - Fire,Windows - Thermo
<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	Living Room	12' x 10'			
Main	Kitchen	14'6 x 9'			
Main	Primary Bedroom	14' x 11'			
Main	Walk-In Closet	8' x 5'			
Main	Den	10'6 x 8'6			
Main	Laundry	8'6 x 5'6			
Main	Foyer	8' x 4'			

<b>Finished Floor (Main):</b>	804 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	Yes
<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>	804 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	804 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Quick possession possible! Rare opportunity to own this bright & spacious 1 bedroom & den at Avalon Gardens in Murrayville. Independent supportive living at its finest. Wheelchair friendly unit with covered west exposed sundeck, beautiful Mountain & Sunset Views, full kitchen, A/C & in-suite laundry/storage rm. Games rm, theater, fireside lounge, wellness center, crafts, library, rec rooms, hair salon, chapel, 24 hour monitoring & tons of social activities. 2 guest suites for visiting guests. Lunch & dinner in the dining room & weekly housekeeping included in the hospitality package. Meals for guests are available. Underground parking. Walk to shops, pharmacies, restaurants, banking, doctors & dentists, cafes, liquor store, WC Blair Rec Centre, bus stop & Langley Hospital. One pet welcome.