

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 1988
Frontage (ft):	Bathrooms: 2	Age: 36
Lot Area:	Full Baths: 2	Zoning: MR15
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,736.05
Rear Yard Exp:	Maint. Fee: 295.00	For Tax Year: 2023
View:		P.I.D.: 013-544-691

Style of Home: 1 Storey,Rancher/Bungalow	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Vinyl,Wood	Parking Access:
Foundation:	Parking: Garage; Single
Rain Screen:	Locker: No
Renovations:	Units in Dev: 40 - Total Units in Strata: 40
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Forced Air,Natural Gas	Property Disc: Yes
Outdoor Area: Balcny(s) Patio(s) Dck(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased:
Floor Finish:	Fixtures Rmvd:

View:

Mgmt. Company: Bradshaw - 604-576-2424

Complex / Subdiv: CAMBERLY GREEN

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 4, PLAN NWS2957, SECTION 25, RANGE 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 1 OR V, AS APPROPRIATE

Amenities: Garden,In Suite Laundry,Recreation Center

Site Influences: Adult Oriented,Gated Complex,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Stove,Vaulted Ceiling,Windows - Thermo

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed

Listing Broker(s): Macdonald Realty Westmar

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 15'8			
Main	Dining Room	9'10 x 15'6			
Main	Kitchen	9'10 x 12'9			
Main	Eating Area	10'2 x 8'3			
Main	Primary Bedroom	14' x 12'6			
Main	Bedroom	10' x 11'7			
Main	Laundry	8'9 x 6'			

Finished Floor (Main): 1,347 sqft	# Of Rooms: 7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	No
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	4	Yes
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 1,347 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 1,347 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Beautiful 2 bedroom 2 bathroom, rare fully detached rancher style townhome in the highly regarded "Camberly Green" complex. This stylishly updated stair-less, impeccably maintained unit features an open floorplan that flows beautifully to a very private patio providing the perfect ambience for bbq's and entertaining friends and family. Recent upgrades include new: ensuite bathroom, second bathroom, designer paint, kitchen island, quartz counters, light fixtures, SS appliances, radiant electric fire place, and heat pump. Located just 2 blocks from Green Timbers Park, a short 5 min drive to great shopping and restaurants at Guildford Town Centre. This gated, safe and secure 55 plus age restricted, pet friendly complex is tucked away in a quiet area with only the sounds of birds and nature.