

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1979
Frontage (ft):		Bathrooms:	1	Age:	45
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,082.57
Rear Yard Exp:		Maint. Fee:	475.40	For Tax Year:	2023
View:	No			P.I.D.:	001-778-854

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	36 - Total Units in Strata: 36
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Advantage Realry - 604-858-7368
Complex / Subdiv:	THE NOTTINGHAM
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 19 SECTION 20 TOWNSHIP 16 NWD STRATA PLAN NW1390 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,Guest Suite,In Suite Laundry,Storage,Wheelchair Access,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Drapes/Window Coverings,Garage Door Opener,Refrigerator,Stove
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 19'			
Main	Kitchen	8'5 x 8'3			
Main	Dining Room	9' x 8'5			
Main	Primary Bedroom	10'11 x 14'8			
Main	Bedroom	9'11 x 11'			
Main	Laundry	11' x 5'8			
Main	Foyer	6'6 x 3'5			

Finished Floor (Main):	1,030 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,030 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,030 sqft	# Of Pets:	Cats: No, Dogs: No			

WELCOME to the NOTTINGHAM! VERY WELL-MAINTAINED, CLEAN, and SPACIOUS 2 Bedroom Condo with a 36'10" x 6'11" covered deck facing trees on the QUIET side of the building. This 55+ complex (2nd family member can be under 55) is centrally located & is walking distance to many amenities & shops. Lots of space in all the rooms incl large bedrooms and ample storage plus a separate storage locker on the same floor. Heat, hot water, & electricity all INCLUDED in your strata fee PLUS NEW ROOF in 2023. Pro-active strata! Guest suite available. Quick Possession Possible - move right in. Priced to sell!