

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	1	Age:	42
Lot Area:		Full Baths:	1	Zoning:	RM-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,390.00
Rear Yard Exp:		Maint. Fee:	449.86	For Tax Year:	2023
View:	Yes			P.I.D.:	002-168-332

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	26 - Total Units in Strata: 26
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	Yes

View:	Yes : garden view
Mgmt. Company:	Self managed
Complex / Subdiv:	Hawthorn Place
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 12 SUBURBAN BLOCK 5 STRATA PLAN NW1973 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Bike Room,Elevator,Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage Sussex

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 10'11	Main	Storage	7'10 x 2'8
Main	Dining Room	11'5 x 7'8			
Main	Kitchen	8'3 x 8'1			
Main	Foyer	8'3 x 3'5			
Main	Primary Bedroom	15'10 x 11'0			
Main	Bedroom	15'2 x 11'0			
Main	Patio	23'8 x 19'10			

Finished Floor (Main):	952 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	952 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	952 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover the epitome of urban living in this stunning 2 bedroom condo nestled in the prime location of UPTOWN! Boasting a SPACIOUS patio, this suite is entirely updated inc kitchen, bathroom & flooring. Ideal for those who value both style & convenience, this home offers a seamless blend of modern comforts & accessibility to amenities. The kitchen features quartz countertops, custom Canadian made cabinetry, & stainless steel appliances. Extremely generous sized bdrms with extra space for work/play. Being a ground level corner suite you can enjoy privacy & serenity on the almost 500 SQFT patio with dual access from the living room & bdrm. Located in a vibrant neighbourhood, enjoy effortless access to shopping, dining, parks, & transportation. Pkg & storage included! OPEN Jun 29&30 2-4pm.