

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 1993
Frontage (ft):	Bathrooms: 2	Age: 31
Lot Area:	Full Baths: 2	Zoning: MR45
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,173.66
Rear Yard Exp:	Maint. Fee: 485.00	For Tax Year: 2023
View: No		P.I.D.: 018-242-669

Style of Home: Ground Level Unit,Rancher/Bungalow	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Brick,Mixed,Stucco	Parking Access: Front
Foundation:	Parking: Garage Underbuilding
Rain Screen:	Locker: Yes
Renovations:	Units in Dev: 21 - Total Units in Strata: 21
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Electric	Property Disc: No
Outdoor Area: Patio(s)	PAD Rental:
Type of Roof: Asphalt,Torch-On	Fixtures Leased: No
Floor Finish: Laminate,Tile,Carpet	Fixtures Rmvd: No

View: No
Mgmt. Company: Peninsula - 604-536-0220
Complex / Subdiv: Carmel Place
Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal: STRATA LOT 4, PLAN LMS810, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities: Elevator,In Suite Laundry,Storage,Workshop Attached
Site Influences: Central Location,Recreation Nearby,Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert
Bylaw Restrict: Pets Not Allowed,Rentals Allowed
Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'5 x 6'0			
Main	Kitchen	10'4 x 8'2			
Main	Living Room	16'4 x 12'0			
Main	Dining Room	7'0 x 12'0			
Main	Primary Bedroom	16'0 x 10'8			
Main	Bedroom	13'0 x 9'0			
Main	Laundry	8'0 x 5'4			

Finished Floor (Main): 1,061 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	Above	3	Yes
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 1,061 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 1,061 sqft	# Of Pets: Cats: No, Dogs: No			

Welcome Home! Just steps from Semiahmoo mall, this spacious and bright home is fabulous. Beautiful garden views greet you from every window - offering tons of privacy, peace and quiet. The super functional layout is perfect, with open concept living/dining areas, tons of storage, and a lovely patio with access from living room and both bedrooms. You will love the spacious primary with room for a sitting area or home office, abundant storage and ensuite with walk-in shower. Location doesn't get better than this - centrally located just steps from shopping, transit, restaurants and parks. This is a wonderful home in the perfect location, don't miss it. Book your private viewing today.