

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	35
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-45
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,599.31
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	366.91	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	013-738-976

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	60 - Total Units in Strata: 60
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water,Radiant	<b>Property Disc:</b>	Yes
<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>	
<b>Mgmt. Company:</b>	Crossroads Management - 778-578-4445
<b>Complex / Subdiv:</b>	Park Place Estates
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PART SW1/4 PL NW2969 LT4 LDIST36 SEC21 TWN2 STRATA PHASE 1
<b>Amenities:</b>	Community Meals,In Suite Laundry,Recreation Center,Storage,Workshop Detached
<b>Site Influences:</b>	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	17' x 7'			
Main	Kitchen	11'2 x 10'9			
Main	Dining Room	14'8 x 8'10			
Main	Living Room	20'3 x 16'			
Main	Den	9'4 x 8'3			
Main	Primary Bedroom	13'2 x 11'10			
Main	Bedroom	13'2 x 11'10			

<b>Finished Floor (Main):</b>	1,417 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	4	No
<b>Finished Floor (Below):</b>	118 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,535 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,535 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to Park Place Estates! Check out this lovely upper unit in a gated community featuring 2 bedrooms, 2 baths plus den boasting over 1500 square feet. Both bedrooms on opposite sides of each other for added privacy. Very bright townhouse with lots of windows and a huge sundeck rooftop balcony with awning for year round entertaining and enjoyment. Excellent strata with low maintenance fees, newer roof , 2 pets allowed and no age restrictions. Single car garage and a full workshop for your hobbies. Large storage closets through-out. Close to recreation, shopping, restaurants, Costco, Transit, and local services all outside your front door. Call today before it's too late!