

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	35
Lot Area:		Full Baths:	2	Zoning:	R
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,477.98
Rear Yard Exp:		Maint. Fee:	388.26	For Tax Year:	2023
View:	No			P.I.D.:	015-730-646

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick, Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 38
# 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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	No
Mgmt. Company:	CROSSROADS MANAGEMENT - 778-578-4445
Complex / Subdiv:	HYLAND CREEK
Services Connected:	Electricity, Natural Gas, Sanitary Sewer
Legal:	STRATA LOT 35 SECTION 16 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NW3056 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, Garden, Recreation Center
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 3'5	Main	Laundry	8'1 x 6'0
Main	Eating Area	9'3 x 10'0			
Main	Kitchen	11'2 x 9'4			
Main	Dining Room	11'7 x 7'9			
Main	Living Room	17'0 x 11'6			
Main	Primary Bedroom	15'2 x 13'2			
Main	Bedroom	11'6 x 10'0			

Finished Floor (Main):	1,366 sqft	# Of Rooms:	8	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	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,366 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,366 sqft	# Of Pets:				

Welcome to Hyland Creek Village. This gated community is a peaceful and quiet retreat. This 1350 sqft 2 bedroom home is an end unit with plenty of greenspace. The home features a spacious living and dining area with sliding doors to the patio. Upstairs boasts a large sun deck. Huge mater bedroom w/double closets. Close to School, transit, shopping, Library, and Restaurants. Club House and gated complex.