

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1975
Frontage (ft):		Bathrooms:	1	Age:	49
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$754.56
Rear Yard Exp:		Maint. Fee:	634.47	For Tax Year:	2023
View:	No			P.I.D.:	001-271-504

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Open
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	141 - Total Units in Strata: 141
# of Fireplaces:		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:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Advantage - 604-858-7368
Complex / Subdiv:	Forest Village
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 59, PLAN NWS309, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Pool; Outdoor,Shared Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Dishwasher,Microwave,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'0 x 4'9			
Main	Kitchen	7'8 x 7'6			
Main	Dining Room	8'8 x 7'8			
Main	Living Room	20'0 x 11'9			
Main	Primary Bedroom	14'9 x 10'5			
Main	Walk-In Closet	7'1 x 6'11			
Main	Bedroom	13'4 x 9'6			

Finished Floor (Main):	925 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 (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	925 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	925 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

Welcome to FOREST VILLAGE, a family-friendly complex close to McCallum Junction, w/easy freeway access & a walking bridge to UFV. This top-floor 2-bedroom, 1-bathroom condo features an updated kitchen & bathroom w/stainless steel appliances, new countertops, & cabinets. The unit provides easy access to 2 parking stalls & includes a storage locker. Enjoy a large living room & a walk-in closet in this pet-friendly home. The balcony overlooks the outdoor pool & quiet courtyard with beautiful mature trees. Heat & HW are included in the maintenance fee. Electric vehicle charging & a central location, this nicely updated condo is a great investment property or perfect for 1st time buyers. Check out the virtual tour for more information, call today to book your private showing!