

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:	\$1,285.50
Rear Yard Exp:		Maint. Fee:	634.47	For Tax Year:	2023
View:	No			P.I.D.:	000-872-547

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
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	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Advantage Realty - 604-858-7368
Complex / Subdiv:	Forest Village
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 87, PLAN NWS309, PART SW1/4, 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	5'1 x 4'10			
Main	Kitchen	7'6 x 7'2			
Main	Dining Room	8'11 x 7'8			
Main	Living Room	20'0 x 12'2			
Main	Primary Bedroom	14'8 x 10'6			
Main	Walk-In Closet	7'2 x 7'0			
Main	Bedroom	10'10 x 9'6			

Finished Floor (Main):	937 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 (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	937 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	937 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, one underground, & includes a storage locker. Enjoy a large living room & a walk-in closet in this pet-friendly home. The complex features an outdoor pool and beautiful mature trees. Heat & HW are included in the maintenance fee. With 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.