

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2003
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	21
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RTH3
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,874.14
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	263.24	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	025-854-208

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<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>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** CENTURY 21 PRUDENTIAL ESTATES - 604-278-2121

**Complex / Subdiv:** MOUNTAINVIEW ESTATES

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer

**Legal:** STRATA LOT 123, BLOCK 6N, PLAN LMS4654, SECTION 5, RANGE 1E, 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 V

**Amenities:** In Suite Laundry,Playground

**Site Influences:** Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby,Treed

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Sprinkler - Fire

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Sutton Group - 1st West Realty, Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'3 x 13'6			
Main	Dining Room	7'4 x 9'4			
Main	Kitchen	11'3 x 16'8			
Above	Primary Bedroom	12'5 x 12'7			
Above	Bedroom	12'4 x 10'11			

<b>Finished Floor (Main):</b>	614 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	614 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	101 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,329 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,329 sqft	<b># Of Pets:</b>				

Welcome to your new home in a friendly neighborhood! Nearby, you'll find both an elementary and a secondary school, as well as convenient shopping options like Costco, Home Depot, and Walmart. Enjoy outdoor activities with parks and trails close by. Home is in mint condition with laminate flooring throughout the entire home, closet organizers, an updated kitchen with good quality appliances, and new blinds. One of the standout features of this unit is the direct access from the street, providing plenty of street parking options and a quick walk to the park. Don't miss the chance to make this wonderful home yours! Open House : July 6,7 Sat & Sun 2-4pm