

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1986
Frontage (ft):		Bathrooms:	3	Age:	38
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,829.79
Rear Yard Exp:	East	Maint. Fee:	205.86	For Tax Year:	2023
View:	No			P.I.D.:	004-804-881

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	24 - Total Units in Strata: 24
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	Evergreen Estates
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 9, PLAN NWS2437, SECTION 26, TOWNSHIP 2, 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:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Cul-de-Sac,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 7'7			
Main	Eating Area	6' x 6'			
Main	Living Room	17' x 13'			
Main	Dining Room	10'6 x 7'2			
Main	Laundry	8' x 6'			
Above	Primary Bedroom	14' x 14'			
Above	Bedroom	17'1 x 11'3			

Finished Floor (Main):	654 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	632 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	1,286 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,286 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Investor Alert! Beautiful Evergreen Estates - development opportunity w/ease of rental or live in while you wait. Steps from transit & amenities. Main floor features your entry, powder rm, kitchen w/eating area, laundry rm, dng/lvg rm w/wood fp & sliders to your fully fenced private backyard oasis! Upstairs has 2 spacious bdrms & 2 full bthrms. Lots of updates include tile, laminate, plumbing fixtures, casings, doors, hot water tank (2018), roof, gutters, eaves (2017), patio doors (2018), ceiling fans. Private entrance. The primary features access to your own balcony, a wi closet and 3 piece ensuite boasting a large features access to your own balcony, a wi closet and 3 piece ensuite boasting a large shower. Single car garage + extra outside spot. Great opportunity to step up from a condo!