

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	4
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-30
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,331.88
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	439.49	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	030-984-998

<b>Style of Home:</b>	1 Storey,Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	151
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Leonis - 604-575-5474
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 64 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4457 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,Guest Suite,Storage
<b>Site Influences:</b>	Golf Course Nearby,Greenbelt,Private Setting,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Freezer,Garage Door Opener,Microwave
<b>Bylaw Restrict:</b>	Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey), Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'10			
Main	Dining Room	10'10 x 7'10			
Main	Kitchen	14'4 x 11'3			
Main	Primary Bedroom	13' x 10'4			
Main	Bedroom	15' x 9'			
Main	Walk-In Closet	5' x 4'9			

<b>Finished Floor (Main):</b>	950 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	950 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	950 sqft	<b># Of Pets:</b>				

IMMACULATE 2 BDRM 2 BATH condo at Headwaters Club! Ground floor unit with WALK OUT patio and your own private green space (perfect for pet lovers). Right on the greenbelt, this location is 10/10. Built in 2020, this unit has SS appliances & electric fireplace with feature wall. Enter from your bedroom into your ensuite w/ heated floors, under mount night lighting, walk in shower and double sinks. Private outdoor patio has gas hookup. Unit includes TWO prime parking stalls close to elevator, and one storage locker. Close to shops, bus stops, schools and golf courses. This home is a perfect "10".