

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):	Bathrooms:	2	Age:	32
Lot Area:	Full Baths:	2	Zoning:	MF
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,739.21
Rear Yard Exp:	Maint. Fee:	573.13	For Tax Year:	2023
View:			P.I.D.:	017-336-392

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company: Crossroads Property Management - 778-578-4445

Complex / Subdiv: CANTERBURY GREEN

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

Legal: STRATA LOT 93, PLAN NWS2616, SECTION 16, 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: Elevator,Garden,In Suite Laundry,Pool; Outdoor,Recreation Center,Storage

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

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'11 x 3'9	Main	Eating Area	11'0 x 9'3
Main	Kitchen	9'8 x 8'10			
Main	Dining Room	9'0 x 13'3			
Main	Living Room	11'10 x 22'1			
Main	Primary Bedroom	11'11 x 16'6			
Main	Bedroom	9'9 x 10'0			
Main	Walk-In Closet	6'1 x 5'1			

Finished Floor (Main):	1,257 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,257 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,257 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautiful Canterbury Green! This lovely, large corner unit with loads of windows allows for great light & is perfect space for a downsizer with lots of furniture! From the moment you walk in the door you are greeted with a light and bright spacious floor plan. In suite laundry, brand new washer, dryer, stove, fridge and dishwasher, all new plumbing, some lighting, toilets, taps and blinds. With (2) underground secured parking spots & storage. The recreation facilities include 220 SF clubhouse, swirl and outdoor swimming pools & tennis courts. Located right next to Hazelnut Meadows Community Park. This strata complex has had extensive renovations done with warranty, ask your Realtor & give us a call today, this one won't last!