

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	17
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,816.51
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	407.48	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	027-100-219

<b>Style of Home:</b>	1 Storey,Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	58 - Total Units in Strata: 58
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Fraser Property Management - 604-466-7021
<b>Complex / Subdiv:</b>	FALCON MANOR
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 37 DISTRICT LOT 397 GROUP 1 NWD STRATA PLAN BCS2391TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Freezer,Garage Door Opener,Microwave,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 14'			
Main	Kitchen	9'2 x 13'9			
Main	Dining Room	8'3 x 12'1			
Main	Primary Bedroom	11'5 x 12'11			
Main	Bedroom	10'5 x 11'7			
Main	Laundry	5'11 x 5'2			
Main	Foyer	5'11 x 4'5			

<b>Finished Floor (Main):</b>	1,076 sqft	<b># Of Rooms:</b>	7	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,076 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,076 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

FALCON MANOR! Spacious and bright 2 Bedroom condo w/QUIET & PRIVATE easterly exposure. QUALITY FINISHES throughout this 1,076 sq ft home. Open concept living w/9 ft ceilings, a cozy fireplace in the living room open to dining area and HOUSE-SIZED kitchen with island, granite countertops, and a convenient B/I desk space. Primary suite features walk through dbl closets w/custom organizers & 5 pc ensuite bath! GORGEOUS WIDE PLANK LAMINATE flooring! UPDATES in 2023: microwave, fridge, washer, PB custom closets, laminate floors. 1 parking & a HUGE 8 x 7 storage room at the parking stall and lots of visitor prkg. 2 pets allowed 20" max height. Located in the heart of downtown, residents enjoy easy access to schools, transit, shopping, rec facilities & more! Quick possession possible. Won't last!