

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):	Bathrooms:	3	Age:	35
Lot Area:	Full Baths:	2	Zoning:	MR 15
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,637.90
Rear Yard Exp:	Maint. Fee:	427.67	For Tax Year:	2023
View:	No		P.I.D.:	015-098-001

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 80
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	THE ESTATES AT MANOR RIDGE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 65, PLAN NWS2786, PART NW1/4, SECTION 10, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	15'1 x 12'11	Main	Bedroom	11'4 x 11'10
Main	Foyer	4'5 x 5'2	Above	Loft	7' x 7'4
Main	Kitchen	11'8 x 9'11			
Main	Eating Area	8' x 7'4			
Main	Laundry	5' x 3'			
Main	Living Room	17'4 x 14'			
Main	Dining Room	9'11 x 10'4			

Finished Floor (Main):	1,013 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	437 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,450 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,450 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

The Estates and Manor Ridge! A lovely 55+ complex in Cloverdale located close to shopping, transit & restaurants. This RENOVATED 2 bdrm, 3 bathroom does not disappoint! Featuring a new CUSTOM kitchen w/QUARTZ counters, undermount sink, unique backsplash & new stainless appliances (not DW). Other updates include vinyl plank flooring on the main floor, designer paint, updated lighting, a NEW fireplace, tile work & mantle including its relocation to the corner to make a larger more usable living room. A large primary bedroom conveniently located on the main floor with spacious ensuite, plus a updated powder rm & newer laundry set. The upper floor offers another bdrm, flex space, 4 pc and large deck. Beautiful back yard w/NEW concrete deck, double s/s garage. OPEN HOUSE AUG 17 1-3pm