

Depth/Size (ft):	0	Bedrooms:	1	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	1	Age:	18
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,523.04
Rear Yard Exp:		Maint. Fee:	323.80	For Tax Year:	2023
View:	No			P.I.D.:	027-344-975

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

View:	No
Mgmt. Company:	Quay Pacific Property Mgmt - 604-521-0876
Complex / Subdiv:	Nature's Gate
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 105, PLAN BCS2236, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH
Amenities:	Elevator,Guest Suite,In Suite Laundry,Recreation Center,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 12'0			
Main	Kitchen	11'0 x 8'0			
Main	Dining Room	10'0 x 8'0			
Main	Primary Bedroom	14'0 x 11'0			
Main	Laundry	4'0 x 3'0			

Finished Floor (Main):	664 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	664 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	664 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover the highly sought-after "Nature's Gate" complex, offering a prime investment opportunity for first-time buyers. This charming 664 sq. ft. one-bedroom, one-bathroom suite on the 4th floor provides serene views of lush green space, ensuring a peaceful living environment. This one-level, upper unit features new appliances, and new cabinet doors throughout, and has been recently painted, adding a fresh and modern touch. With no age or rental restrictions and pet-friendly policies (with some restrictions), this home is versatile and inclusive. Conveniently located near Mill Lake, a beautiful park, Seven Oaks Shopping Mall, and the transit loop, you'll have easy access to all essential amenities. The complex is well-maintained, ensuring a comfortable and hassle-free living experience.