

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	37
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,493.60
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	373.97	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	007-331-002

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<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>	No
<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>	Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Associa BC - 604-591-6060
<b>Complex / Subdiv:</b>	Carriage Lane
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 66, PLAN NWS2539, PART NE1/4, SECTION 20, TOWNSHIP 16, 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
<b>Amenities:</b>	Club House,Exercise Centre,In Suite Laundry,Recreation Center,Storage,Workshop Detached
<b>Site Influences:</b>	Adult Oriented,Central Location,Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Intercom,Refrigerator,Stove,Windows - Thermo
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'1 x 14'2			
Main	Kitchen	11'1 x 10'3			
Main	Eating Area	12'9 x 10'3			
Main	Primary Bedroom	12'2 x 11'9			
Main	Den	11'7 x 11'1			
Main	Laundry	7'7 x 5'3			
Main	Foyer	6'7 x 4'1			

<b>Finished Floor (Main):</b>	1,177 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	2	Yes
<b>Finished Floor (Bsm):</b>	0 sqft	<b>Crawl/Bsm Height:</b>				
<b>Finished Floor (Total):</b>	1,177 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,177 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Carriage Lane! This 1177 Sqft 1 bed & den upper unit is move in ready. The kitchen is equipped with numerous cabinets & ample counter space to meet all your cooking & entertainment needs. There is a covered balcony where you can enjoy your morning coffee and an enclosed balcony on the other side of the unit which provides a 3 season living area. The den off of the kitchen provides a relaxing space that could also be used as an office. The lrg Primary bdrm has a walk thru closet leading to a 2 pce ensuite. This 55+ complex is a well-run strata with a lrg contingency fund & a community that offers social activities. The low strata fee includes electricity, heat & hot water. A clubhouse & workshop adds to the experience. Bring your cat or small dog!