

Depth/Size (ft):	strata	Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	2	Age:	27
Lot Area:		Full Baths:	2	Zoning:	RM-4
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,914.34
Rear Yard Exp:		Maint. Fee:	412.45	For Tax Year:	2023
View:	No			P.I.D.:	023-764-783

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
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:	Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Tar & Gravel,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific Property Mngmt - 604-521-0876
Complex / Subdiv:	Eaglecrest
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	SL.61, SEC.31 TWP.10, NWD PL.LMS.02785 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Bike Room,Elevator,In Suite Laundry,Recreation Center,Storage,Wheelchair Access
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 12'8			
Main	Dining Room	10'0 x 9'0			
Main	Kitchen	11'6 x 10'0			
Main	Primary Bedroom	14'3 x 10'9			
Main	Bedroom	14'4 x 10'6			
Main	Foyer	5'8 x 4'9			

Finished Floor (Main):	1,067 sqft	# Of Rooms:	6	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	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,067 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,067 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Eaglecrest in Murrayville! This clean 2nd floor home has an open concept layout with 2 bedrooms on opposites sides for maximum privacy. Features include a cozy gas fireplace, newer carpets, master ensuite plus 2nd bathroom, in-suite laundry and private covered deck on the cool side of the building. Amazing location! Within walking distance to WC Blair pool, shopping, park, library and transit. Maintenance fee includes gas and hot water. Amenities include club house with pool table & gym. Quick possession possible. Call today!