

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1972
Frontage (ft):		Bathrooms:	1	Age:	52
Lot Area:		Full Baths:	1	Zoning:	RA20
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,946.54
Rear Yard Exp:		Maint. Fee:	290.00	For Tax Year:	2023
View:	No			P.I.D.:	001-072-722

Style of Home:	1 Storey	Parking:	Total: 1
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Open, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Sanitary Sewer, Water
Legal:	STRATA LOT 20 SECTION 36 TOWNSHIP 4 NEW WESTMINSTER DISTRICT STRATA PLAN NW53 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	None
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Brent Roberts Realty

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

Finished Floor (Main):	1,150 sqft	# Of Rooms:	7	Bathroom Floor		# of Pieces		Ensuite?	
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main		3		No	
Finished Floor (Below):	0 sqft	# Of Levels:	1						
Finished Floor (Bsmt):	0 sqft	Suite:	None						
Finished Floor (Total):	1,150 sqft	Crawl/Bsmt Height:							
Unfinished Floor:	0 sqft	Basement:	None						
Grand Total:	1,150 sqft	Beds In Bsmt:	0 / 3						
		# Of Pets:							

Large 1,150 sqft ground floor unit now available in Emerald Court. This 3 bedroom 1 bath home (with large walk-in closet) has a fabulous walk out to garden and patio area and is in mostly original condition... bring your ideas. Pet friendly complex close to shopping and transit.