

Depth/Size (ft):	0.0	Bedrooms:	3	Approx. Year Built:	1970
Frontage (ft):		Bathrooms:	3	Age:	54
Lot Area:		Full Baths:	1	Zoning:	RTL1
Flood Plain:		Half Baths:	2	Gross Taxes:	\$2,367.07
Rear Yard Exp:	South	Maint. Fee:	275.00	For Tax Year:	2023
View:	No			P.I.D.:	000-998-389

Style of Home:	2 Storey,Inside Unit	Parking:	Total: 2
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	46 - Total Units in Strata: 46
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	CAMBRIDGE PLACE
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 21, BLOCK 4N, PLAN NWS24, SECTION 33, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Garden,In Suite Laundry,Storage,Workshop Detached
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security - Roughed In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Profile Properties Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Porch (enclosed)	3'11 x 3'9	Above	Primary Bedroom	15'11 x 12'9
Main	Foyer	6'8 x 3'4	Above	Bedroom	9'7 x 10'7
Main	Kitchen	12'9 x 11'7	Above	Bedroom	9'6 x 9'5
Main	Dining Room	8'11 x 7'5	Above	Storage	6'2 x 6'0
Main	Living Room	19'5 x 13'6			
Main	Patio	19'11 x 14'3			
Main	Storage	6'1 x 5'3			

Finished Floor (Main):	698 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	718 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	2	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,416 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,416 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover the charm of Cambridge Place, a gem nestled in the highly desirable South Arm neighbourhood! This spacious two-level townhome is perfect for relaxing/entertaining and a gardener's delight. Upstairs, the large primary bedroom is complemented by two more bedrooms and a versatile den. Enjoy ample storage throughout and updated windows, sliding door, and roof. With two parking spots and low strata fees, this well-managed complex allows 2 pets with no size restrictions. Featuring 2 well manicured gardens with shed and workshop. Next to South Arm Park, outdoor pool, and rec center, and close to Broadmoor Shopping Centre and all level of schools. Rarely available – make this your family's new home! Contact us to schedule a viewing and experience all that Cambridge Gardens has to offer!