

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):	Bathrooms:	2	Age:	27
Lot Area:	Full Baths:	2	Zoning:	STRATA
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,104.25
Rear Yard Exp:	Maint. Fee:	325.21	For Tax Year:	2022
View:			P.I.D.:	023-379-481

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete Frame	Covered Parking:	1
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	63
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum	Fixtures Rmvd:	No

View:

Mgmt. Company: Profile Properties

Complex / Subdiv: Emerald Manor

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 21, PLAN LMS2344, DISTRICT LOT 401, GROUP 1, 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,Guest Suite,In Suite Laundry

Site Influences: Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Retirement Community,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Vacuum - Built In

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.

Listing Broker(s): Royal LePage Elite West

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

Finished Floor (Main):	1,092 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,092 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,092 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Emerald Manor, an exceptional 55+ retirement community offering the perfect blend of comfort, convenience, and Lifestyle. Situated ideally close to downtown, shopping centers, banks and public transit, this residence ensures all your essential needs are within easy reach. This almost 1100 sqft 2 bed/2 Bath unit with tons of Storage and huge sunny patio offers privacy with no neighbours on either side!! Bring your furry companions with 2 pets allowed w/restrictions, bring your extended family with a guest suite for rental!!Whether looking for long term or an investment, this solid well run Strata will have you ending your search immediately. ACT Fast this unit is sharp with brand new flooring!!! Call your agent and book your private viewing today!!!