

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):		Bathrooms:	2	Age:	44
Lot Area:		Full Baths:	1	Zoning:	CD1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$1,627.26
Rear Yard Exp:	South	Maint. Fee:	480.00	For Tax Year:	2023
View:	No			P.I.D.:	006-078-737

Style of Home:	3 Storey	Parking:	Total: 1 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Completely	Units in Dev:	45 - Total Units in Strata: 45
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-Strata
Fuel/Heating:	Baseboard,Wood	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	QUAY PACIFIC - 604-521-0876
Complex / Subdiv:	COUNTRY LANE
Services Connected:	Community,Electricity
Legal:	STRATA LOT 26, PLAN VAS865, DISTRICT LOT 335, GROUP 1, NEW WESTMINSTER LAND DISTRICT, MEVA#800229 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0' x 11'6'	Bsmt	Laundry	6'11' x 6'6'
Main	Dining Room	10'8' x 7'3'	Bsmt	Storage	6'11' x 6'6'
Main	Kitchen	10'3' x 9'2'			
Above	Primary Bedroom	12'9' x 10'3'			
Above	Bedroom	13'0' x 8'10'			
Above	Bedroom	9'10' x 9'0'			
Below	Foyer	4'11' x 4'4'			

Finished Floor (Main):	570 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	592 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	206 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,368 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,368 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WELCOME HOME!!! Nothing to do but move in. FULLY RENOVATED 3 bdrm/2 bath boasting over 1368 sqft. Brand new kitchen with s/s appliances, new flooring, paint, & new bathrooms. Doesn't get better than this at this price. Located in desirable Champlain Heights, surrounded by greenery and trails. Enjoy quiet evening on your large South facing sundeck or those winter nights in front of your wood burning fireplace. BONUS Large crawl space for all your storage needs. Pet Friendly Complex. Call to book your private showing today. OPEN HOUSE SAT. JULY 27th 2-4pm.