

<b>Depth/Size (ft):</b>	IRR	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1975
<b>Frontage (ft):</b>	34.00	<b>Bathrooms:</b>	3	<b>Age:</b>	49
<b>Lot Area: (sq.ft.)</b>	4,041.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,913.19
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	001-311-247

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	0 - Total Units in Strata: 2
<b># of Fireplaces:</b>	1 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** STRATA LOT 1, PLAN NWS374, SECTION 6, TOWNSHIP 40, 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 OR V, AS APPROPRIATE

**Amenities:** In Suite Laundry,Recreation Center,Storage

**Site Influences:** Central Location,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group-West Coast Realty, Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 13'5	Below	Dining Room	6'10 x 4'9	Below	Bedroom	10'5 x 11'4
Main	Dining Room	12'1 x 9'11	Below	Living Room	7'1 x 9'7	Below	Patio	31'4 x 10'8
Main	Kitchen	6'3 x 11'4	Below	Bedroom	8'4 x 13'7			
Main	Eating Area	9'1 x 9'5	Below	Laundry	5'3 x 10'10			
Main	Primary Bedroom	10'5 x 13'2	Below	Kitchen	10'3 x 7'9			
Main	Bedroom	10'7 x 12'10	Below	Dining Room	8'5 x 8'7			
Below	Kitchen	8'1 x 10'8	Below	Living Room	8'5 x 9'2			

<b>Finished Floor (Main):</b>	1,020 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	3	Main	4	No
<b>Finished Floor (Below):</b>	987 sqft	<b># Of Levels:</b>	2	Below	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	4	No
<b>Finished Floor (Total):</b>	2,007 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,007 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

A must see for investors and young families! PERFECT location with direct access to Hyde Creek Nature Reserve and trails. Enjoy the completely renovated recreation centre with a brand new swimming pool. Located directly across from Minnehkaha Middle School and a short drive to Terry Fox Secondary. Walking distance to Prairie Mall which offers Save-On-Foods, Starbucks, restaurants and so much more! Very spacious 2 bedroom suite on the top main level and two separate one bedroom garden level suites as mortgage helpers. Don't miss this great opportunity. Contact us today! OPEN HOUSE - Saturday, July 27th - 2:00 PM to 4:00 PM.