

Depth/Size (ft):	0.00	Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,378.35
Rear Yard Exp View:	No	Maint. Fee:	408.28	For Tax Year:	2023
				P.I.D.:	017-802-768

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	50 - Total Units in Strata: 50
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific - 604-521-0876
Complex / Subdiv:	THE MEADOWS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 19 DISTRICT LOT 37 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS390 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Garden,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 15'	Below	Foyer	6' x 4'
Main	Kitchen	8' x 8'			
Main	Dining Room	10' x 8'			
Main	Primary Bedroom	11' x 13'			
Main	Bedroom	9' x 12'			
Main	Eating Area	8' x 6'			
Main	Laundry	5' x 5'			

Finished Floor (Main):	1,182 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	103 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,285 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,285 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the Meadows! This updated upper unit offers 2 bedrooms, 2 baths, and flex room. With 1,285 sq. ft., the main level features a bright kitchen with skylight, a NEW dishwasher, eating area, dining room, & a cozy living room with a gas fireplace. The primary bedroom has an ensuite. Enjoy the balcony overlooking a serene grassy area and mature trees. Located in a quiet, family-friendly neighbourhood, you're close to transit and within walking distance of the elementary school. Near Safeway, Walmart, and Willowbrook Shopping Centre, this well-maintained, top-floor end unit welcomes pets and children. Garage with STORAGE LOCKER(s) & additional parking outside. Perfect for young family, downsized or investor. BE QUICK!