

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2007
Frontage (ft):	Bathrooms:	1	Age:	17
Lot Area:	Full Baths:	1	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,057.70
Rear Yard Exp:	Maint. Fee:	359.06	For Tax Year:	2023
View:	No		P.I.D.:	026-946-432

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	89 - Total Units in Strata: 89
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Crossroads Management - 778-578-4445
Complex / Subdiv:	MADISON PHASE 2
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 67 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1541 TOGETHER WITH AN INTERST IN THE COMMON PROPERTY TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Club House,Exercise Centre,Storage
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

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

Finished Floor (Main):	803 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	803 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	803 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to The Madison. This contemporary home is a dream 1 bedroom with a fabulous kitchen that features dark rift-cut oak Sunwood cabinets and stainless steel appliances including a gas range and a brand new dishwasher. 5 pc bathroom with separate shower, soaker tub, glass mosaic tile and 2 above-counter sinks. The large patio and west facing expansive garden give a wonderful outdoor space for summer BBQ's and entertaining. Individually metered hot water for radiant heat and hot water supply. Its a MUST SEE!