

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

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

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

<b>Finished Floor (Main):</b>	803 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>		<b># of Pieces</b>		<b>Ensuite?</b>	
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main		5		No	
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1						
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>							
<b>Finished Floor (Total):</b>	803 sqft	<b>Basement:</b>	None						
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100						
<b>Grand Total:</b>	803 sqft	<b># Of Pets:</b>	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!