

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	19
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-25
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,379.14
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	269.76	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	026-327-473

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	94 - Total Units in Strata: 94
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Associa - 604-591-6060

**Complex / Subdiv:** The Residences at Village Square

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

**Legal:** STRATA LOT 12, PLAN BCS1359, SECTION 35, TOWNSHIP 8, 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:** Elevator,Exercise Centre,Independent living

**Site Influences:**

**Features:**

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Greyfriars Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 10'7			
Main	Kitchen	8'3 x 8'3			
Main	Dining Room	12'3 x 6'10			
Main	Primary Bedroom	10'3 x 11'4			

<b>Finished Floor (Main):</b>	615 sqft	<b># Of Rooms:</b>	4	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	615 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	615 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Look no further than The Residences at Village Square! Located in Walnut Grove & close to all amenities. This bright, 1 Bedroom 55+ unit boasts high ceilings, heated floors, new quartz counters & a renovated Bathroom with a large glass shower. Located on the quiet side of the building with bright Exposure & views of Golden Ears Mountains from the Primary Bedroom, Living room, Kitchen & 20+ ft covered, GROUND FLOOR Patio for outdoor enjoyment and entertaining. Enjoy access to the Club House with a beautiful Lounge area with a Fireplace & Kitchenette, Fitness room, Media room & Courtyard with a BBQ area. Feel safe & secure with 24 hr Security & Concierge available 9-5. Best location in the building. Call today to view!