

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):	Bathrooms:	2	Age:	33
Lot Area:	Full Baths:	2	Zoning:	RES
Flood Plain:	Half Baths:	0	Gross Taxes:	\$4,111.10
Rear Yard Exp:	Maint. Fee:	346.00	For Tax Year:	2023
View:			P.I.D.:	017-422-892

Style of Home:	Ground Level Unit,Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	: GREENBELT
Mgmt. Company:	SELF-MANAGED
Complex / Subdiv:	CREEKSIDE GLEN
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 23, PLAN LMS92, SECTION 21, TOWNSHIP 12, GROUP 1, 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:	None
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 13'8			
Main	Dining Room	16'3 x 7'10			
Main	Kitchen	14'3 x 9'1			
Main	Primary Bedroom	14' x 13'3			
Main	Bedroom	12'1 x 11'11			
Main	Foyer	8' x 5'4			
Main	Laundry	6'9 x 5'9			

Finished Floor (Main):	1,283 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,283 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,283 sqft	# Of Pets:				

CREEKSIDE GLEN - lovely rancher style unit BACKING ONTO GREENBELT! Rarely available, this ground level unit is perfect for the buyer looking for a "no stairs" option. This small 33 unit complex is close to all amenities - recreation, transportation & shopping. FEATURES: super sized kitchen open to the spacious dining & living rooms with a cozy gas fireplace and patio door with access to the beautiful private covered patio overlooking the greenbelt to enjoy a morning coffee or an evening cocktail with friends. Large primary bedroom w/vaulted ceiling & 3pc ensuite again with access to the private patio & a 2nd bedroom offering room for an office or guest room. All this located just minutes to Golden Ears Park and Alouette Lake.