

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):	Bathrooms:	2	Age:	34
Lot Area:	Full Baths:	2	Zoning:	RS-7
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,206.14
Rear Yard Exp:	Maint. Fee:	519.82	For Tax Year:	2023
View:			P.I.D.:	015-716-791

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	18 - Total Units in Strata: 18
# 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:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	Yes

View:	
Mgmt. Company:	R Jang & Associates - 604-738-1010
Complex / Subdiv:	Empress Court
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 7 DISTRICT LOT 631 STRATA PLAN VR. 2585 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:	Garden,In Suite Laundry
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Drapes/Window Coverings,Free Stand F/P or Wdstove,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Oakwyn Realty Ltd., Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'11 x 4'0	Main	Bedroom	12'8 x 9'9
Main	Kitchen	11'3 x 6'6	Main	Patio	30'7 x 10'3
Main	Eating Area	6'3 x 5'5	Main	Patio	18'6 x 13'8
Main	Living Room	17'6 x 7'9	Main	Patio	11'11 x 8'1
Main	Dining Room	12'3 x 7'6			
Main	Primary Bedroom	13'6 x 13'9			
Main	Walk-In Closet	7'2 x 5'0			

Finished Floor (Main):	1,177 sqft	# Of Rooms:	11	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):	1,177 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,177 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Discover tranquility in the heart of Main Street! This serene single-level townhome offers the perfect blend of convenience & peace. Enjoy walking distance to all amenities but return home to your quiet, lush, garden oasis. This home features a fenced wrap-around patio, 2 private/separated bedrooms & 2 full bathrooms with a unique "baby tub" shower. Updates include Corian countertops, new backsplash & kitchen appliances, a renovated main bathroom, a charming free-standing gas fireplace, & real hardwood oak floors. Natural light floods every room, ensuring bright yet private living spaces & with two sliding patio doors leading to the spacious patios, you'll enjoy great cross ventilation and easy outdoor access. Includes 2 secure parking stalls. Open House Aug 24/25 2-4pm