

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RM3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,321.05
Rear Yard Exp:	West	Maint. Fee:	584.86	For Tax Year:	2023
View:	No			P.I.D.:	015-814-483

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 43
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa
Complex / Subdiv:	Glenmont Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL NWS3198 LT 40 DL 36 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
Amenities:	Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Storage
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Retirement Community,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Freezer,Vaulted Ceiling
Bylaw Restrict:	Age Restrictions,Pets Not Allowed
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 12'5	Main	Storage	6'8 x 5'2
Main	Dining Room	9'9 x 10'11	Main	Foyer	5'8 x 4'5
Main	Kitchen	10'9 x 10'			
Main	Eating Area	14'2 x 10'			
Main	Primary Bedroom	15'2 x 10'10			
Main	Walk-In Closet	6'3 x 6'10			
Main	Bedroom	9'1 x 11'9			

Finished Floor (Main):	1,395 sqft	# Of Rooms:	9	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):	1,395 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,395 sqft	# Of Pets:	Cats: No, Dogs: No			

Impeccable TOP FLOOR CORNER 2 bedroom, 2 bathroom suite in Glenmont Park! Enjoy the abundance of natural light from the amazing WINDOWS throughout. The main living area is adorned with laminate flooring, and the kitchen has been upgraded with new stainless steel appliances. There is a versatile eating area off the kitchen that can also serve as a cozy family room. SPACIOUS! Step out onto the expansive WRAP-AROUND west-facing balcony. This 55+ building is well maintained and pet-free, providing a serene environment. A guest suite, exercise room and activity room all add to the appeal of this complex. RV parking is also available. Conveniently located near parks, shopping, and transit, this home includes one parking space and a storage locker for added convenience. Just move in and enjoy!