

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	2	Age:	14
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,896.74
Rear Yard Exp:	South	Maint. Fee:	419.75	For Tax Year:	2024
View:	No			P.I.D.:	028-127-099

Style of Home:	Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,Open,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 56
# of Fireplaces:		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,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Campbell Strata Management Ltd - 604-864-0380
Complex / Subdiv:	GALLANTREE
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 8, PLAN BCS3697, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Paved Road,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 10'			
Main	Dining Room	8' x 8'6			
Main	Living Room	11'6 x 12'8			
Main	Bedroom	9' x 13'7			
Main	Primary Bedroom	9'11 x 14'7			
Main	Walk-In Closet	4'11 x 7'1			
Main	Foyer	4'4 x 5'			

Finished Floor (Main):	921 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):	921 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	921 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Beautifully Updated 2 Bed, 2 Bath, 2 Parking Unit in Gallantree! This Unit is Ground Level and Located on The Private, Backside of The Building! Great Floor Plan with The Bedrooms on Either Side of The Living Room. Kitchen has White Shaker Cabinetry with Black Granite Counters, Tile Backsplash, Stainless Steel Appliances Featuring a Brand New Fridge & Stove. Laundry Room has Storage Space & Brand New Front Load Washer & Dryer! Unit has 9' Ceilings, Upgraded Laminate Flooring Throughout, New Designer Paint Throughout, on Walls, Trim, Doors & Ceilings. Also New Blinds & New Light Fixtures. Both Bathrooms have Matching White Shaker Cabinetry & Black Granite Counters. Large Windows in Bedrooms & Massive Sliding Door to The Covered South Facing Patio. This is The One You Want!