

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	2	Age:	33
Lot Area:		Full Baths:	2	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,709.34
Rear Yard Exp:		Maint. Fee:	332.22	For Tax Year:	2024
View:	Yes			P.I.D.:	017-519-314

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	60
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Greenery
Mgmt. Company:	Pacific Quorum Properties - 604-854-1734
Complex / Subdiv:	NORTHVIEW PROPERTIES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 56 OF SECTION 21 TOWNSHIP 16 NWD STRATA PLAN NW3290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Garden,In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 15'3	Below	Foyer	4'0 x 3'8
Main	Dining Room	12'9 x 9'8			
Main	Kitchen	9'6 x 13'9			
Main	Eating Area	10'4 x 10'5			
Main	Primary Bedroom	14'8 x 11'7			
Main	Bedroom	10'0 x 11'0			
Main	Utility	6'0 x 5'1			

Finished Floor (Main):	1,376 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	51 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	1,427 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,427 sqft	# Of Pets:	Cats: No, Dogs: No			

Get ready to FALL IN LOVE w/this EXTENSIVELY UPDATED upper floor townhome, located in a super QUIET AREA that backs onto LUSH GREENSPACE! This 1,427 SF gem is packed w/over \$30K OF UPGRADES incl: new kitchen appliances, countertops, cabinet refacing, new plumbing fixtures, carpet & laminate, bathroom floors, lighting (incl pot lighting), switches, thermostats, H2O tank, fresh paint, & more! Nothing left to do but move in. Very SPACIOUS home incl 2 lg bdrms w/lots of closet space. Plenty of kitchen cabinet & counter space w/an eating area + an elegant living/dining rm featuring a recently serviced gas FP. Sit outside on your balcony & enjoy the peaceful setting! Ample windows & a skylight allows for natural light. WELL-RUN 55+ COMPLEX w/a clubhouse, workshop & a low strata fee of \$332/mo!