

Depth/Size (ft):	0.00	Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	2	Age:	36
Lot Area:		Full Baths:	2	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,546.16
Rear Yard Exp:		Maint. Fee:	471.84	For Tax Year:	2024
View:	No			P.I.D.:	011-680-474

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Vinyl	Parking Access:	
Foundation:		Parking:	Carport; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 60
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Pacific Quorum
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 45 PLAN NWS2647 PART NW1/4, SECTION 21 TOWNSHIP 16 NEW WESTMINSTER 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:	Guest Suite,In Suite Laundry,Storage,Workshop Detached
Site Influences:	Adult Oriented,Central Location,Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Intercom,Smoke Alarm,Storage Shed,Vacuum - Roughed In
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 10'9	Main	Patio	11'11 x 6'2
Main	Family Room	10'11 x 10'3	Main	Workshop	5'8 x 3'5
Main	Dining Room	10'6 x 10'5			
Main	Kitchen	9'9 x 9'3			
Main	Primary Bedroom	14'0 x 11'11			
Main	Bedroom	13'2 x 9'10			
Main	Laundry	8'6 x 4'11			

Finished Floor (Main):	1,144 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):	1,144 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,144 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Lovely Trafalgar Park!! 55+ complex with extremely well run strata. New carpets throughout, new appliances, new kitchen sink, freshly painted, new toilet & vanity in ensuite. Sip your morning coffee on the peaceful patio overlooking the greenery of Willband Creek, birds and bunnies. Easy, ground level exit for you and your dog to the sidewalk. Just move in and enjoy. There is a guest suite in the amenities room for the convenience of your company, with the added bonus of a kitchen as well. Monthly maintenance includes heat, hot water and electricity. The perfect down sizer!! One dog or 1 cat allowed & may not be taller than 12" at shoulder (strictly enforced). Have your agent book your viewing today.