

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	1	Age:	28
Lot Area:		Full Baths:	1	Zoning:	C1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,793.09
Rear Yard Exp:		Maint. Fee:	353.08	For Tax Year:	2024
View:	No			P.I.D.:	023-628-286

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	92 - Total Units in Strata: 92
# 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:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Goddard & Smith - 604-534-7974
Complex / Subdiv:	DAVENPORT
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Septic,Storm Sewer,Water
Legal:	STRATA LOT 8 SECTION 10 TOWNSHIP 8 NWD STRATA PLAN LMS2629 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,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 8'1	Main	Patio	18' x 8'1
Main	Kitchen	9'6 x 8'8			
Main	Dining Room	16'7 x 6'7			
Main	Primary Bedroom	10'7 x 12'5			
Main	Walk-In Closet	6'3 x 4'3			
Main	Den	10'5 x 9'1			
Main	Foyer	6'4 x 3'9			

Finished Floor (Main):	765 sqft	# Of Rooms:	8	Bathroom Floor		# of Pieces		Ensuite?	
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main		4		No	
Finished Floor (Below):	0 sqft	# Of Levels:	1						
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:							
Finished Floor (Total):	765 sqft	Basement:	None						
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100						
Grand Total:	765 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes						

THE DAVENPORT – BEAUTIFULLY UPDATED 765 SQ FT 1 BDRM + DEN condo nestled in the WONDERFUL WILLOWBROOK community. Fantastic OPEN LAYOUT, no wasted space, w/lg den & bdrm on either side of the living space for max privacy. Kitchen boasts lots of counter space w/breakfast bar, & updated appliances open to the living/dining area, cozy gas FP & lg windows. New laminate flooring & baseboards, reno'd bathrm, & fresh paint!18' WIDE PRIVATE PATIO w/easterly exposure—enjoy the morning sun! Tons of storage. Gas/hot water incl in SF. SECURE underbuilding prkg for residents & visitors. WALK to Willowbrook Mall, Superstore, restaurants, rec, & future SKYTRAIN! Well maintained bldg w/Amenity Rm, gym & outside courtyard! A CHOICE CONDO in a great bldg & location. ESTATE SALE-inquire for more info