

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1968
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	56
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MR 45
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,487.55
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	374.93	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	001-205-790

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Self Managed
<b>Complex / Subdiv:</b>	Francis Manor
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL NWS206 LOT 26 LD 36 SEC 8 TWP 8 ENTITLEMENT OF STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Shared Laundry,Storage
<b>Site Influences:</b>	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Drapes/Window Coverings,Stove
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Not Allowed
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 12'9			
Main	Kitchen	7' x 7'			
Main	Dining Room	10'3 x 7'2			
Main	Primary Bedroom	15'10 x 10'6			

<b>Finished Floor (Main):</b>	721 sqft	<b># Of Rooms:</b>	4	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	721 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	721 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

Welcome home to Francis Manor a 55+ community! This 1 bedroom 1 bathroom top floor corner unit has been meticulously maintained with new kitchen cabinets and counter tops, new paint, new windows, sliding balcony door and original parquet hardwood flooring! This unit comes with 1 parking and 1 storage. Located in the heart of Cloverdale, walking distance to shopping, restaurants, and pubs. Call today for your personal tour, this won't last long.