

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	STRATA
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,764.90
Rear Yard Exp:		Maint. Fee:	555.98	For Tax Year:	2024
View:	No			P.I.D.:	018-952-453

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	111 - Total Units in Strata: 111
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	SELF MANAGED - 604-818-4041
Complex / Subdiv:	Michaud Gardens
Services Connected:	Community,Water
Legal:	STRATA LOT 47, PLAN LMS1043, DISTRICT LOT 305, GROUP 2, 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,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'2 x 8'10			
Main	Dining Room	14'3 x 9'8			
Main	Living Room	14'3 x 13'6			
Main	Foyer	5'9 x 6'3			
Main	Primary Bedroom	13'9 x 12'1			
Main	Bedroom	11'10 x 9'8			
Main	Eating Area	10' x 7'			

Finished Floor (Main):	1,311 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,311 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,311 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautiful corner unit with TWO BALCONIES both over looking the private courtyard. Spacious floor plan excellent for entertaining, separated bedrooms, large ensuite, laundry room and abundant closet space. Professionally renovated with white cabinets & black counters, feature brick wall in the living room, newer washer/dryer and newer flooring. Extra-large windows provide lots of natural light. This unit is in the best location in the building and is very quiet & peaceful. Enjoy the convenience of two secured under-ground parking stalls, plus a storage locker .... Just move in and enjoy!