

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1986
Frontage (ft):		Bathrooms:	3	Age:	38
Lot Area:		Full Baths:	2	Zoning:	RM 15
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,391.83
Rear Yard Exp:		Maint. Fee:	641.57	For Tax Year:	2023
View:	Yes			P.I.D.:	002-274-221

Style of Home:	2 Storey,End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	No
Renovations:	Completely	Units in Dev:	35 - Total Units in Strata: 35
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Beautiful landscaped gardens
Mgmt. Company:	Leonis - 604-575-5474
Complex / Subdiv:	Southpointe on the Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 2 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2324 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Garden,In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Cul-de-Sac,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Security System,Smoke Alarm,Vaulted Ceiling,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'5 x 11'2	Above	Walk-In Closet	8'0 x 5'2
Main	Living Room	19'10 x 11'10	Above	Bedroom	11'2 x 10'1
Main	Family Room	11'10 x 11'2			
Main	Dining Room	14'11 x 8'9			
Main	Den	14'10 x 9'3			
Main	Foyer	6'3 x 4'1			
Above	Primary Bedroom	14'6 x 13'0			

Finished Floor (Main):	1,033 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	704 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,737 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,737 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Completely renovated jewel at Southpointe on the Park. Owner has invested in quality renovations & materials throughout: incl gleaming hardwood floors, new wool carpets upstairs, freshly painted, gas fireplace w stone surround, renovated bathrooms. Spacious custom kitchen w granite countertops, ample storage & Wolf, Sub-Zero, Miele appliances. Fabulous outdoor spaces: welcoming front courtyard & private, sunny, prof landscaped backyard & patio backing onto greenbelt. A gardener's paradise! Gas bbq hook-up. Powder room on main. Luxurious primary bedroom w huge walk-in closet & gorgeous spa-like ensuite bath. New roofs & windows, 55+ pet-friendly complex. Blessed w oversized windows & soaring ceilings, this home is your sumptuous & airy retreat.