

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	2	Age:	31
Lot Area:	Full Baths:	2	Zoning:	STRATA
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,036.33
Rear Yard Exp:	Maint. Fee:	631.32	For Tax Year:	2024
View:			P.I.D.:	018-576-770

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,RV Parking Avail.
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	224
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: Hughe & McKinnon - 604-531-1909

Complex / Subdiv: Chelsea Green - Walnut Grove

Services Connected: Electricity,Natural Gas,Water

Legal: STRATA LOT 213, PLAN LMS509, DISTRICT LOT 124, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Air Cond./Central,Bike Room,Club House,Elevator,Exercise Centre,Guest Suite,Pool; Outdoor,Storage,Swirpool/Hot Tub,Workshop Attached

Site Influences: Adult Oriented,Gated Complex

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrict

Listing Broker(s): Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'8 x 17'10	Main	Patio	9'5 x 6'9
Main	Living Room	13'8 x 17'4			
Main	Bedroom	9'5 x 10'10			
Main	Dining Room	17'1 x 10'2			
Main	Kitchen	18' x 8'2			
Main	Foyer	4'3 x 4'4			
Main	Laundry	3'10 x 8'2			

Finished Floor (Main):	1,252 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,252 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,252 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover comfortable living in this new listing. This top-floor condo offers two bedrooms, two bathrooms, and spacious interiors. Experience a luxurious lifestyle with features like vaulted ceilings, an in-unit air conditioner, and exclusive access to a pool and hot tub. Ideal for relaxation or entertaining, the property basks in natural light, enhancing its airy ambiance. Residents also benefit from nearby golf courses, adding to the leisure options available within this serene community. With a thoughtful layout and modern amenities, this condo is not just a home, but a retreat. Ideal for those who value comfort and style, it promises a balanced lifestyle with its exceptional offerings. Don't miss the chance to own this exquisite property.