

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2005
Frontage (ft):	Bathrooms:	2	Age:	19
Lot Area:	Full Baths:	2	Zoning:	RM-45
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,135.02
Rear Yard Exp:	Maint. Fee:	441.60	For Tax Year:	2023
View:			P.I.D.:	026-736-799

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	104
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Teamworks - 604-854-1734

Complex / Subdiv: ESPRIT

Services Connected: Electricity,Sanitary Sewer,Water

Legal: SL 10 SEC 15 TWP 8 LD 36 STRATA PLAN BCS1941 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE SL AS SHOWN ON FORM V

Amenities: Elevator,Exercise Centre,Guest Suite,Recreation Center,Storage,Wheelchair Access

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'11 x 10'7			
Main	Dining Room	7'6 x 5'4			
Main	Kitchen	11'5 x 8'4			
Main	Primary Bedroom	12'1 x 10'7			
Main	Bedroom	9'3 x 8'11			
Main	Walk-In Closet	8'4 x 5'			
Main	Laundry	7'7 x 4'4			

Finished Floor (Main):	853 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	853 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	853 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Fabulous "ground floor" unit with a huge patio and yard area for your pets and to entertain! Well designed spacious open floor plan with the bedrooms separated by the living area for maximum privacy. Gorgeous laminate floors throughout. A large kitchen with lots of cupboards and granite counters and is open to the living area. The living room has an electric fireplace plus sliders to your patio and yard. The primary bedroom is spacious and has a full ensuite with a 5ft walk-in shower plus a large walk-in closet. The 2nd bedroom also has a walk-in closet. A bonus laundry room that will accommodate a freezer. Secured 2 side by side parking stalls plus a storage locker. Excellent amenity building including a gym and recreation center. Convenient street parking to access your yard and unit.