

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	44
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,340.27
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	613.22	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-814-435

<b>Style of Home:</b>	Corner Unit,Upper Unit	<b>Parking:</b>	Total: 0 - Covered: 0
<b>Construction:</b>	Concrete Frame,Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Open
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	36 - Total Units in Strata: 36
<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>	Baseboard,Radiant	<b>Property Disc:</b>	No
<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>	Tile,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Surrounding Mountains
<b>Mgmt. Company:</b>	Pacific Quorum Properties Inc - 604-743-0287
<b>Complex / Subdiv:</b>	Maplewood Manor
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 30 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN NW1482 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATALOT AS SHOWN ON FORM 1
<b>Amenities:</b>	In Suite Laundry,Workshop Attached
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Not Allowed
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 18'6			
Main	Kitchen	9'7 x 9'4			
Main	Dining Room	9'8 x 9'6			
Main	Den	12'2 x 8'10			
Main	Bedroom	15' x 11'1			
Main	Primary Bedroom	15'4 x 11'10			
Main	Laundry	8'11 x 6'10			

<b>Finished Floor (Main):</b>	1,342 sqft	<b># Of Rooms:</b>	7	<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	Main	2	Yes
<b>Finished Floor (Bsm):</b>	0 sqft	<b>Crawl/Bsm Height:</b>				
<b>Finished Floor (Total):</b>	1,342 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,342 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

Fantastic top floor corner suite with morning sun and mountain views. Facing North/East. If you are considering downsizing then the adjustment will be easier with this spacious 2 bedroom and den offering large rooms throughout. Den could easily accommodate a 3rd bedroom. Large laundry room with plenty of cabinets as well as additional storage rooms off 2 enclosed balconies. Clean and quiet. Workshop, billiards room and a community kitchen. Strata fee includes heat, electricity and hot water. Adult orientated for ages 55+ no pets allowed. Secure parking and close to many amenities.