

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1998
Frontage (ft):		Bathrooms:	3	Age:	26
Lot Area:		Full Baths:	2	Zoning:	RM-30
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,293.67
Rear Yard Exp:		Maint. Fee:	352.00	For Tax Year:	2024
View:	No			P.I.D.:	024-271-781

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Leonis Management
Complex / Subdiv:	SOUTH WIND
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 44, PLAN LMS3292, SECTION 23, TOWNSHIP 1, 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
Amenities:	Club House,In Suite Laundry,Playground
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'10 x 12'5	Below	Recreation Room	17'2 x 17'
Main	Dining Room	18'10 x 10'7			
Main	Kitchen	9' x 8'			
Above	Primary Bedroom	13' x 10'11			
Above	Bedroom	9'5 x 9'11			
Above	Bedroom	9'1 x 10'2			
Above	Walk-In Closet	5'6 x 4'5			

Finished Floor (Main):	642 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	630 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	301 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Main	2	No
Finished Floor (Total):	1,573 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,573 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home to South Wind. A centrally located, family friendly complex. This 3 bedroom + large rec room END UNIT is ideally situated in a quiet spot of the complex. Bright, clean, and well maintained. Featuring new carpeting, updated bathroom fixtures & vinyl tile flooring, and fresh paint throughout. The downstairs Rec Room could be 4th Bed and offers lots of options. Tons of room and a great layout! The outdoor space features a covered balcony on one side and a private fenced backyard on the other. DOUBLE SIDE BY SIDE GARAGE. Close to all shopping, Sunnyside Park, and quick access to Hwy 99. This well maintained complex has a newer roof and fences have recently been replaced. Come see for yourself why this home offers so much value. Open House Sat Aug.31, 12-2pm