

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	CD-8
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,138.39
Rear Yard Exp:	South	Maint. Fee:	406.87	For Tax Year:	2024
View:	No			P.I.D.:	023-571-462

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	67 - Total Units in Strata: 67
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell Property Mgmt - 604-821-2999
Complex / Subdiv:	AUTUMNWOOD
Services Connected:	Community,Electricity
Legal:	STRATA LOT 53, PLAN LMS2204, PART NW1/4, SECTION 25, TOWNSHIP 8, 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 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 4'4	Main	Walk-In Closet	7'3 x 5'6
Main	Living Room	18' x 13'2	Main	Bedroom	14'8 x 11'
Main	Dining Room	13'1 x 9'5	Main	Laundry	10' x 7'2
Main	Kitchen	11'1 x 8'1			
Main	Family Room	12'1 x 12'4			
Main	Eating Area	10'4 x 7'1			
Main	Primary Bedroom	20'4 x 13'11			

Finished Floor (Main):	1,561 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,561 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,561 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Your wait is over. Beautiful DETACHED rancher in sought after Autumnwood in desirable Walnut Grove. Surrounded by trails and nestled in the gated 55+ complex. No stairs!! Original owner. Enjoy your private south facing yard or BONUS east-facing side yard. Perfect for those happy hour drinks and summer BBQs. Separate living and family room, large updated kitchen w/island & eating area, vaulted ceilings, bright and spacious, new paint and new carpet. Radiant floor heating & 2 gas fireplaces for those winter nights. 2 large bedrooms, 2 full bath boasting at 1561 sqft. Well looked after complex w/newer roof and fences, pet friendly, double side-by-side parking and extra windows. Come see for yourself. Open House Sat. Aug 31st 2-4pm