

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2015
Frontage (ft):	Bathrooms:	1	Age:	9
Lot Area:	Full Baths:	1	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,213.55
Rear Yard Exp:	Maint. Fee:	361.59	For Tax Year:	2024
View:	Yes		P.I.D.:	029-720-320

Style of Home:	1 Storey,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 245
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt, Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Mountains and Valley
Mgmt. Company:	Associa BC - 604-591-6060
Complex / Subdiv:	Ridge at Bose Farms
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 161 SECTION 12 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2745 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Playground,Recreation Center,Storage
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Sprinkler - Inground
Bylaw Restrict:	Pets Allowed,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

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

Finished Floor (Main):	755 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	755 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	755 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

TOP FLOOR WITH A VIEW! This fantastic 2 Bed & Den home is move-in ready. In the prestigious Ridge at Bose Farms, tucked away at the back, with mountain & valley views & no units in front of you for privacy, peace & quiet. Two large bedrooms separated by living space, & your Primary Suite has a walk-in closet & ensuite access to your 5 pc bath. Your den is perfect for a home office, & the spacious kitchen has lots of storage, a quartz island, & lots of natural light from oversized windows. Your spacious & quiet balcony overlooks the gorgeous gardens, flowers, mountains & valley. 2 parking spots & locker, & fantastic amenities include a gym, party room, guest suites, craft room, media room, bike room, gardens for your veggies, & a playground. 2 Pets ok! Next to Bose Park.