

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	11
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,052.48
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	564.05	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	029-297-036

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 83
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Leonis Management - 604-575-5474
<b>Complex / Subdiv:</b>	THE GREENS
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 64, BLOCK 1N, PLAN BCS4061, SECTION 32, RANGE 1E, 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 V
<b>Amenities:</b>	Club House,Exercise Centre,Garden,Recreation Center
<b>Site Influences:</b>	Adult Oriented,Golf Course Nearby,Marina Nearby,Private Yard,Recreation Nearby,Rural Setting
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Vacuum - Built In,Wet Bar,Wine Cooler
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'10 x 4'0	Main	Laundry	9'2 x 5'0
Main	Living Room	11'8 x 9'0	Bsmt	Games Room	21'8 x 18'0
Main	Kitchen	14'1 x 12'5	Bsmt	Bar Room	9'2 x 6'3
Main	Great Room	15'10 x 12'2	Bsmt	Sauna	5'11 x 4'11
Main	Dining Room	11'11 x 8'11	Bsmt	Office	11'0 x 7'10
Main	Primary Bedroom	15'10 x 11'10	Bsmt	Bedroom	11'11 x 10'11
Main	Walk-In Closet	9'2 x 5'1			

<b>Finished Floor (Main):</b>	1,216 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	1,218 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Finished Floor (Total):</b>	2,434 sqft	<b>Basement:</b>	Full			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,434 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

THE GREENS AT DOUGLAS is a masterfully designed 55+ resort-like community. Enjoy upscale living at its finest in this spectacular rancher with a full basement and substantial upgrades. The main floor includes a primary suite with a spa-like ensuite & walk-in closet, an open-concept kitchen with high-end appliances, and a great room with high ceilings. The custom-designed finished basement has an infrared sauna, built-in wet bar with 3 beverage fridges, dishwasher, and an entertainment unit with a TV, surround sound, a wide-style gas fireplace, and built-in cabinetry. There is amazing additional storage space built into the attic above the garage. The private backyard is an entertainer's delight. Easy access to all major highways and the US border crossing.