

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	STRATA
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,961.00
Rear Yard Exp:		Maint. Fee:	525.00	For Tax Year:	2023
View:	No			P.I.D.:	017-770-718

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 10, PLAN LMS342, SECTION 36, 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
Amenities:	Club House,In Suite Laundry,Pool; Outdoor,Swirpool/Hot Tub
Site Influences:	Adult Oriented,Central Location,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 15'7	Main	Foyer	4'1 x 4'10
Main	Dining Room	10'9 x 8'2	Bsmt	Bedroom	11'8 x 20'1
Main	Kitchen	9'11 x 11'5	Bsmt	Family Room	13'5 x 14'8
Main	Eating Area	9'11 x 9'2	Bsmt	Storage	7'10 x 8'3
Main	Primary Bedroom	11'8 x 15'2			
Main	Bedroom	10'8 x 10'11			
Main	Walk-In Closet	5'1 x 5'6			

Finished Floor (Main):	1,222 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Bsmt	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	733 sqft	Suite:	None			
Finished Floor (Total):	1,955 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,955 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

Welcome to Queen Anne Green situated in the Heart of Walnut Grove! This 55+ Complex offers 3 bedrooms, and 2 bathrooms. Spacious Primary Room on the main, including large walk in closet, and 5pc ensuite. Second room on the main, is ideal for an extra bedroom or great office area. Cozy gas fireplace in the living room. Basement area includes a large bedroom, EC/TV area. Single car garage plus an additional parking spot. This sought after gated complex, includes a fantastic Clubhouse, outdoor pool and hot tub. Close to all amenities, shopping restaurants, transit & highway #1!