

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	2	Age:	27
Lot Area:		Full Baths:	2	Zoning:	MULTI
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,542.66
Rear Yard Exp:	Southeast	Maint. Fee:	576.00	For Tax Year:	2024
View:				P.I.D.:	023-973-561

Style of Home:	Ground Level Unit,Inside Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	385 - Total Units in Strata: 385
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Crossroads Mgmt - 778-578-4445
Complex / Subdiv:	Chelsea Gardens
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	SL 308. TWP 2 LD36 SECTION 16LMS 1416 NWD 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,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security - Roughed In,Smoke Alarm,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12' x 5'	Main	Bedroom	16' x 9'
Main	Family Room	13' x 11'	Main	Laundry	6' x 3'
Main	Kitchen	10' x 10'	Main	Storage	6' x 5'
Main	Eating Area	10' x 8'			
Main	Living Room	17' x 12'			
Main	Dining Room	16' x 9'			
Main	Primary Bedroom	16' x 12'			

Finished Floor (Main):	1,586 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,586 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,586 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Backing onto Quiet common green space,This Ground Level, Rancher Style, NO STAIRS! almost 1600 sq feet of original, gently used townhouse, with cozy in floor radiant heating.White Chef kitchen with newer white appliances, and newer wood laminate flooring, Eating area is large, with adjoining Family Room and Gas Fireplace. Entertainment Sized Living and Dining Rooms over look the huge patio with south/east exposure.Two oversized bedrooms,primary bedroom features a soaker tub /and seperate shower. The Guest Bedroom has a 3 pce Bathroom with shower, right across the hall.Full amenities include Pool, hottub, English Pub, Party room, Library, Gym, Wood working shop, and RV parking for a small fee. A bit of fresh paint, flooring,and imagination will make this a stunning home. View this one!