

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2002
Frontage (ft):	Bathrooms:	2	Age:	22
Lot Area:	Full Baths:	1	Zoning:	STRATA
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,783.86
Rear Yard Exp:	Maint. Fee:	347.81	For Tax Year:	2024
View:			P.I.D.:	025-477-501

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 24
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Pacific Quorum - 604-854-1734
Complex / Subdiv:	Cambridge Court
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 2, PLAN BCS38, PART SW1/4, 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 OR V, AS APPROPRIATE
Amenities:	None
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 19'2			
Main	Dining Room	6'11 x 10'3			
Main	Kitchen	8'2 x 12'8			
Above	Primary Bedroom	12'9 x 12'3			
Above	Bedroom	12'9 x 12'1			
Below	Flex Room	15'2 x 10'6			

Finished Floor (Main):	634 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	598 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	245 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,477 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,477 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to Cambridge Court, this 2 BDRM + FLEX ROOM is a move-in ready home which has many features including: Upgraded vinyl plank floor and carpeting, upgraded main floor powder room and many updates in the main bathroom. The kitchen features stainless appliances. Both bedrooms are large and on the lower level is a large flex room awaiting your ideas. Cambridge Court is a serene and close-knit community of only 24 townhouses in Walnut Grove. The complex provides a family oriented atmosphere and is only steps away from the walking bridge which allows access to Walnut Grove Secondary, Walnut Grove Community Centre + library, Walnut Grove Community Park (sports fields and spray park)and many shops and services! Don't miss this opportunity to become part of this family-oriented complex!