

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	44
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,209.51
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	531.90	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-814-087

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	- Total Units in Strata: 36
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Partial Mountain
<b>Mgmt. Company:</b>	Pacific Quorum
<b>Complex / Subdiv:</b>	Maplewood Manor
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 5 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW1482 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Storage,Workshop Attached
<b>Site Influences:</b>	Adult Oriented,Central Location,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Smoke Alarm
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Not Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 12'7	Main	Solarium	5'8 x 12'4
Main	Dining Room	9'9 x 8'1	Main	Patio	16'4 x 5'9
Main	Storage	7'9 x 2'11			
Main	Kitchen	10'0 x 9'5			
Main	Laundry	10'0 x 5'6			
Main	Primary Bedroom	11'9 x 16'3			
Main	Bedroom	10'0 x 14'7			

<b>Finished Floor (Main):</b>	1,125 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,125 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,125 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

MOVE IN READY! This spacious 2 Bedroom, 1 Bathroom, 1,125 sqft home has all new flooring & paint with tons of storage! Your eat-in kitchen has stainless appliances, and both bedrooms fit large furniture & have ample closet space. Your Primary suite has its own private solarium! Your huge insuite laundry room has lots of extra space, plus a bonus storage room that could be a walk-in pantry. 1 underground parking spot plus lots of street parking for a 2nd vehicle. Your sunny balcony has a partial mountain view! Strata fee includes Heat, Hot Water & Hydro, a games room with pool table, shuffleboard, darts, & exercise equipment, plus a workshop. One owner needs to be 55+ but provincial exemptions allow a spouse, caretaker, & your children of any age to live with you. No pets. Digitally staged