

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	30
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MR-45
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,027.52
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	470.76	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	018-767-931

<b>Style of Home:</b>	1 Storey,Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 61
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Other,Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Crossroads Management - 778-578-4445
<b>Complex / Subdiv:</b>	STRAWBERRY HILL ESTATES
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 14, PLAN LMS1422, PART SW1/4, SECTION 19, TOWNSHIP 2, 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
<b>Amenities:</b>	Club House,Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Private Yard,Shopping Nearby
<b>Features:</b>	Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Macdonald Realty (Delta), Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 4'8	Main	Laundry	10'1 x 5'3
Main	Dining Room	7'11 x 8'9	Main	Patio	13'8 x 9'5
Main	Kitchen	9'5 x 13'5			
Main	Den	5'7 x 8'6			
Main	Living Room	10'10 x 12'7			
Main	Primary Bedroom	11'10 x 13'9			
Main	Bedroom	9'10 x 9'3			

<b>Finished Floor (Main):</b>	1,043 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	Main	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,043 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,043 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

MOVE IN READY 1,043 sqft GROUND FLOOR, 2 bed, 2 bath home features a large dining & living room space w/ gas fireplace. Updated kitchen comes w/newer cabinets, countertops, flooring, fridge & ample storage. For added privacy, you have opposing bedrooms, a spacious primary bedroom w/ an updated ensuite. Bathrooms have been professionally updated w/ newer cabinets, countertops, sinks, faucets, toilets, mirrors, light fixtures & shower/tub tile surrounds. Extend your living space w/ the private SE exposed walkout patio. Enjoy the 2 parking stalls, storage, spacious in-suite laundry room & extra den space perfect as a guest bedroom. Walking distance to Strawberry Hill Shopping, Cinema, London Drugs, Temples, transit & EV charging close by. Easy access to Hwy 99, Alex Fraser & Pattullo bridge.