

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	MR-45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,034.11
Rear Yard Exp:		Maint. Fee:	470.76	For Tax Year:	2024
View:	No			P.I.D.:	018-767-931

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

View:	No
Mgmt. Company:	Crossroads Management - 778-578-4445
Complex / Subdiv:	STRAWBERRY HILL ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	Club House,Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	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			

Finished Floor (Main):	1,043 sqft	# Of Rooms:	9	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	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,043 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,043 sqft	# Of Pets:	1 - 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.