

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	4	Age:	16
Lot Area:		Full Baths:	3	Zoning:	RM30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,168.78
Rear Yard Exp:		Maint. Fee:	508.29	For Tax Year:	2024
View:	No			P.I.D.:	027-687-040

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

View:	No
Mgmt. Company:	ECM Strata Management - 604-855-9895
Complex / Subdiv:	Ledgeview Villas
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 8, SEC 25, TWP 16, NWD, PLAN BCS 3141
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Golf Course Nearby
Features:	Air Conditioning,CltHwSh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 18'4	Below	Foyer	6'10 x 5'2
Main	Dining Room	15'6 x 12'11	Below	Bedroom	11'11 x 9'10
Bsmt	Living Room	15'6 x 15'4	Below	Family Room	23'7 x 18'6
Above	Primary Bedroom	15'6 x 12'8			
Above	Walk-In Closet	9' x 4'3			
Above	Bedroom	11'9 x 10'			
Above	Bedroom	12'3 x 8'9			

Finished Floor (Main):	790 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	814 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	760 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	5	Yes
Finished Floor (Total):	2,364 sqft	Basement:	Fully Finished,Separate Entry	Below	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	2,364 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This home has everything you need. Main floor has a large kitchen with stainless steel appliances as well as a powder room convenient for guests. Gas fireplace, hardwood floors and 9ft ceilings. Upstairs 3 good size bedrooms with a walk in closet in the master and laundry is on this floor. The basement has a separate entry with a bedroom, bathroom, wet bar and large family room. Patio has natural gas hook up for a BBQ. This unit has an entry both in the complex and off McKee so lots of visitor parking available. Bring your ideas and make this home your own.