

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RS3
Flood Plain:	Exempt	Half Baths:	0	Gross Taxes:	\$1,065.15
Rear Yard Exp:		Maint. Fee:	352.00	For Tax Year:	2024
View:				P.I.D.:	016-185-862

Style of Home:	Inside Unit	Parking:	Total: 1
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Brick, Vinyl	Parking Access:	Rear
Foundation:		Parking:	Open
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	59 - Total Units in Strata: 59
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Homelife Property Management

Complex / Subdiv: Rosewood Gardens

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal: STRATA LOT 30, PLAN NWS3274, 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; DIVISION A

Amenities: Elevator, Guest Suite, In Suite Laundry, Storage

Site Influences: Adult Oriented

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Age Restrictions, Pets Allowed w/Rest.

Listing Broker(s): Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'7 x 10'4			
Main	Foyer	5'3 x 10'4			
Main	Dining Room	12' x 9'4			
Main	Living Room	18'11 x 11'3			
Main	Primary Bedroom	10'10 x 16'9			
Main	Bedroom	8'11 x 11'1			
Main	Laundry	9' x 6'			

Finished Floor (Main):	1,058 sqft	# Of Rooms:	7	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 (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,058 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,058 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Rosewood Gardens is walking distance to transit, shops, restaurants, hospital. Spacious two bedroom two bathroom apartment with newer floors and fresh paint, large primary bedroom boasts double closets and three piece ensuite. Well maintained building with newer torchon roof plus new boiler system! Heat (radiant hot water) and gas fireplace included in strata fees as well as garbage, water and snow removal. Guest room also available to rent when you have company! This is a 55Plus Strata building, dog/cat welcome with restrictions.