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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 1997 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 27 |
| Lot Area: | | Full Baths: | 2 | Zoning: | CD246 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$2,122.98 |
| Rear Yard Exp: | | Maint. Fee: | 525.00 | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 023-816-872 |

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|-------------------------|-------------------------|-------------------------|--------------------------------|
| Style of Home: | 1 Storey | Parking: | Total: 1 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl,Wood | Parking Access: | Lane |
| Foundation: | | Parking: | Garage; Underground |
| Rain Screen: | No | Locker: | Yes |
| Renovations: | Completely | Units in Dev: | 63 - Total Units in Strata: 63 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Tile | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | WYNFORD GROUP - 604-261-0285 |
| Complex / Subdiv: | ADLINGTON COURT |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | 023-816-872 STRATA LOT 16, PLAN LMS2857, DISTRICT LOT 116, GROUP 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: | Exercise Centre |
| Site Influences: | Central Location,Cul-de-Sac,Private Setting |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | Pets Allowed w/Rest. |
| Listing Broker(s): | Sutton Group Seafair Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|------------|-------|------|------------|
| Main | Primary Bedroom | 15' x 12'4 | | | |
| Main | Bedroom | 10' x 10' | | | |
| Main | Living Room | 18'7 x 12' | | | |
| Main | Dining Room | 10' x 10' | | | |
| Main | Kitchen | 11' x 10'2 | | | |
| Main | Foyer | 11' x 5'8 | | | |

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|--------------------------------|------------|-----------------------------------|------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,159 sqft | # Of Rooms: | 6 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 1,159 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 1,159 sqft | # Of Pets: | 2 - | | | |

Not to be missed! Truly private and fabulous end unit overlooking green space in popular Adlington Court. Beautifully renovated over the years this 2 bedroom suite has 9' ceiling (plus a 16' vaulted ceiling in the turret styled dining room), laminate flooring, white cupboards, granite counter tops and fresh paint. Huge living room with gas fireplace and balcony. Primary bedroom can accommodate a king size bed, has his and hers closets and soaker tub. Storage locker on the same floor as unit. First showing is September 3, noon.