

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	30
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,965.10
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	417.96	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	018-474-527

<b>Style of Home:</b>	End Unit,Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	130 - Total Units in Strata: 130
<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>	Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	CrossRoads Management Inc. - 778-578-4445
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 21, PLAN LMS1087, PART SE1/4, SECTION 6, TOWNSHIP 11, 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 OR V, AS APPROPRIATE
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Treeed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 14'11			
Main	Dining Room	9'8 x 7'3			
Main	Kitchen	9'10 x 12'1			
Main	Den	14'1 x 8'			
Main	Primary Bedroom	12'1 x 11'4			
Main	Laundry	5'5 x 5'9			
Main	Foyer	4'2 x 4'10			

<b>Finished Floor (Main):</b>	938 sqft	<b># Of Rooms:</b>	7	<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			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	938 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	938 sqft	<b># Of Pets:</b>				

Fabulous Corner/End Ground Floor home in the quaint Autumn Ridge in Murrayville. This home is on the first floor with a massive wrap around patio/garden space surrounded with Shrubs for privacy. Large and cozy, this one bedroom home with Den could easily be made into a 2 bedroom. The Den hosts room for a closet and is lovely and bright with 2 windows. This freshly painted unit, which boasts warm laminate flooring and a fieldstone gas fireplace, has been gently lived in. Windows are large with 2" wood blinds throughout. Separate laundry room with some additional storage room - unit has a fantastic layout! (EV charging available in parkade) Centrally located near shops, hospital, transit and schools - Perfect for you!