

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

Style of Home:	End Unit,Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	130 - Total Units in Strata: 130
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	CrossRoads Management Inc. - 778-578-4445
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	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			

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

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!