

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1980
Frontage (ft):		Bathrooms:	1	Age:	44
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,489.86
Rear Yard Exp:	South	Maint. Fee:	436.00	For Tax Year:	2024
View:	No			P.I.D.:	000-577-456

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple,Open
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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Hugh & Mckinnon - 604-531-1909
Complex / Subdiv:	Alderwood
Services Connected:	Community,Electricity,Natural Gas
Legal:	STRATA LOT 171 PLAN NWS1824 SECTION 14 TOWNSHIP 1 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry,Wheelchair Access
Site Influences:	Central Location,Cul-de-Sac,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 10'10			
Main	Dining Room	17'6 x 10'1			
Main	Kitchen	11'10 x 8'7			
Main	Primary Bedroom	14'2 x 13'5			
Main	Bedroom	13'7 x 9'8			
Main	Laundry	8'6 x 4'6			
Main	Mud Room	5'10 x 7'11			

Finished Floor (Main):	1,232 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,232 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,232 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Beautifully renovated rancher townhome in Alderwood boasting private south-facing views of lush gardens. Featuring nicely renovated kitchen w/stainless steel appliances, gas stove & gorgeous quartz countertops. Upgrades abound, including fresh paint, high-end laminate flooring, and a well-appointed laundry room. The home offers two generous sized bedrooms & spa like bathroom. Enjoy the serenity of the park-like surroundings from your choice of two inviting patios. A sizable carport, abundant insulated storage & parking for up to four vehicles. Conveniently situated near Alderwood Park, tennis courts, schools, shopping, and a brief drive to White Rock beach. This pet-friendly residence offers a turnkey solution for those seeking a wonderful lifestyle!