

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MR-15
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,695.92
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	507.77	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	017-550-653

<b>Style of Home:</b>	Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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,Hot Water,Radiant	<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>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : pretty garden views
<b>Mgmt. Company:</b>	Leonis - 604-575-5474
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 21, SECTION 22, TOWNSHIP 1, NEW WESTMINSTER DISTRICT PLAN LMS201 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House
<b>Site Influences:</b>	Adult Oriented,Gated Complex,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In,Vaulted Ceiling
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'11 x 12'3	Main	Foyer	7'1 x 5'10
Main	Dining Room	13'11 x 12'3	Above	Flex Room	18'4 x 10'0
Main	Kitchen	11'7 x 9'11			
Main	Eating Area	11'0 x 9'11			
Main	Primary Bedroom	14'1 x 12'4			
Main	Walk-In Closet	7'7 x 7'6			
Main	Bedroom	13'0 x 10'0			

<b>Finished Floor (Main):</b>	1,319 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	249 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,568 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,568 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Westerlea! This fabulous 55+ community is waiting for you! Step into this stunning, COMPLETELY RENOVATED home featuring vaulted ceilings, all new eat-in kitchen with quartz countertops, stainless steel appliances and custom backsplash. Expansive living area with vaulted ceilings and a gas fireplace to keep you cozy in the winter. PRIMARY ON THE MAIN, with large walk in closet and luxurious new ensuite with oversized walk in shower - everything has been done. Second bedroom on the main and renovated bath as well; upstairs in a great flex space, could be for the grandkids, a TV room, - so many options! Book your appointment today!