

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):	Bathrooms:	2	Age:	27
Lot Area:	Full Baths:	2	Zoning:	MF
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,180.84
Rear Yard Exp:	Maint. Fee:	602.06	For Tax Year:	2024
View:			P.I.D.:	024-134-724

Style of Home:	End Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - 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:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	REGENCY PARK
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL LMS1495 LT 142 LD 36 SEC 21 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Recreation Center,Storage,Workshop Attached
Site Influences:	Central Location,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 11'0	Main	Foyer	4'11 x 4'9
Main	Dining Room	13'0 x 11'0			
Main	Living Room	27'0 x 16'8			
Main	Primary Bedroom	11'2 x 14'8			
Main	Bedroom	10'8 x 12'7			
Main	Den	5'10 x 8'9			
Main	Other	6'3 x 11'3			

Finished Floor (Main):	0 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,415 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,415 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,415 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to Regency Park. Walking distance to groceries, Seven Oaks, food, schools & walking trails. Unit has many updates, lighting, bathrooms (main with walk in shower, ensuite with 7" tub), pot lights in , new flooring, appliances 2 yrs, oven is convection & air fryer, microwave hood fan, quiet Meile dishwasher, baseboards, fresh painted walls & ceilings throughout (2 walls in master not painted). New tile around fireplaces. Kitchen cabinets have pull out drawers. 2 gas fireplaces, crown molding, insuite laundry, 2 linen closets, lots of storage & large rooms with 2" blinds. Patio has mountain view/morning sun. Resort like amenities, Gas & hot water included in maint fee. 1 parking, possib. to rent another. No age restrictions, 1 dog, no cat restrictions. EV chrg. Seller Motivated!