

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!