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| Depth/Size (ft): | 0 | Bedrooms: | 2 | Approx. Year Built: | 1995 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 29 |
| Lot Area: | | Full Baths: | 2 | Zoning: | MULTI |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$2,513.30 |
| Rear Yard Exp: | Southeast | Maint. Fee: | 635.00 | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 019-106-645 |

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|-------------------------|-------------------------|-------------------------|----------------------------------|
| Style of Home: | Corner Unit,Upper Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Single |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | 385 - Total Units in Strata: 385 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Hot Water,Radiant | Property Disc: | Yes |
| Outdoor Area: | Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

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| View: | Yes : Reflection Pond andGazebo |
| Mgmt. Company: | Crossroads Mgmt - 778-578-4445 |
| Complex / Subdiv: | Chelsea Gardens |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | SL 119 LD 36 SECTION 16 TWP 2 LMS 1416 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| Amenities: | Club House,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub,Workshop Attached |
| Site Influences: | Adult Oriented,Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Windows - Storm,Windows - Thermo |
| Bylaw Restrict: | Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | Performance Power Play Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|------------|-------|---------|------------|
| Main | Living Room | 16' x 14' | Main | Bedroom | 14' x 10' |
| Main | Dining Room | 14' x 11' | Main | Laundry | 6' x 3' |
| Main | Kitchen | 10' x 9' | Bsmt | Foyer | 9' x 4' |
| Main | Eating Area | 10' x 7' | Main | Patio | 10' x 9' |
| Main | Family Room | 15' x 14' | Main | Patio | 14' x 5' |
| Main | Storage | 7' x 5' | | | |
| Main | Primary Bedroom | 15' x 12' | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,656 sqft | # Of Rooms: | 12 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 3 | No |
| Finished Floor (Bsmt): | 80 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 1,736 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 1,736 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

AGE RESTRICTED 55+ One of the CLEANEST, ORIGINAL OWNER, CORNER townhomes in Chelsea, Beautiful Waterfalls, Koi pond, Streams and Reflection Pond. Entertainment sized Living and Dining room, include a beautiful gas fireplace,2 SUNDECKS, FRONT and BACK, "Chef" Kitchen, with a window over the kitchen sink,Massive family room. A huge Master Bedroom easily accommodates a king size bed, spa like ensuite with a soaker tub and separate shower. Clubhouse has an outdoor pool, indoor hot tub, gym, library, english pub, party rooms, and 3 guest suites. This home includes a fairly new chair lift, for those with mobility issues, or use to take your groceries upstairs.This corner home backs on the reflection pond,morning sun in the front, afternoon sun in the back.