

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	2	Age:	36
Lot Area:		Full Baths:	2	Zoning:	RM-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,071.63
Rear Yard Exp:		Maint. Fee:	395.55	For Tax Year:	2024
View:	No			P.I.D.:	013-935-542

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	111 - Total Units in Strata: 111
# 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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific Mgnt - 604-685-8830
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 34, PLAN NWS2836, SECTION 6, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT, 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,In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 12'4	Below	Foyer	5'9 x 4'11
Main	Den	12'4 x 11'4			
Main	Dining Room	11'9 x 10'1			
Main	Kitchen	10'8 x 9'6			
Main	Primary Bedroom	15'11 x 12'8			
Main	Bedroom	11'9 x 7'10			
Main	Laundry	11'1 x 8'1			

Finished Floor (Main):	1,381 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	82 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,463 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,463 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to Orangewood, a 55+ community in Murrayville! This spacious 2-bedroom + den, 2-bath home offers 1,463 sq ft of comfortable living all on ONE FLOOR with newer custom blinds, fresh paint in the main living area, engineered hardwood, new carpet on the stairs & new FULL-SIZE LG washer/dryer(2024). The bright kitchen features a newer stove, dishwasher, and white cabinets, opening to a dining room perfect for entertaining. The large primary suite includes a 4-piece ensuite, and the generous laundry room adds convenience. HW tank (2019), Furnace & AC (2016). Includes single carport, with 2nd parking spot available. Enjoy the abundance of green space, lots of visitor parking, & the very active social club in the complex. Close to shopping, transit, hospital & rec center! Pet friendly!