

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1999
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	25
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD5-94
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,431.90
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	530.54	<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	024-607-711

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	129 - Total Units in Strata: 129
<b># of Fireplaces:</b>	1 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Fraser Property Management - 604-466-7021
<b>Complex / Subdiv:</b>	Panorama
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 21, PLAN LMS4011, SECTION 20, TOWNSHIP 12, GROUP 1, 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
<b>Amenities:</b>	In Suite Laundry,Independent living,Wheelchair Access
<b>Site Influences:</b>	Adult Oriented,Central Location,Recreation Nearby,Retirement Community,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'4 x 4'7			
Main	Living Room	16'6 x 13'10			
Main	Dining Room	13'10 x 11'6			
Main	Den	11' x 10'6			
Main	Primary Bedroom	15' x 10'4			
Main	Bedroom	10'4 x 9'5			
Main	Laundry	5' x 3'			

<b>Finished Floor (Main):</b>	1,350 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	0	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,350 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,350 sqft	<b># Of Pets:</b>				

JOIN YOUR PEERS at the E.C.R.A. building by Panorama. This 1350 s.f. 2 bedroom plus den and 2 full bathroom unit is one of the biggest in the building. Being a North-West corner unit, you will enjoy the natural light and additional windows, as well as an oversized private sundeck; additionally, the suite remains cool and pleasant during the summer. Newer flooring and freshly painted, this inviting unit will be the envy of all who visit. The building has been designed for those 55 and better, and the Ridge Meadows Seniors Society is conveniently located in the complex offering a range of social and fitness activities including yoga, dance, billiards room, craft/art room, workshop, coffee bar and lunch area. Ideal for those looking to downsize, and an ideal place for retirees, snowbirds etc.