

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	3	Age:	27
Lot Area:		Full Baths:	2	Zoning:	RM-15
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,425.79
Rear Yard Exp:		Maint. Fee:	306.38	For Tax Year:	2024
View:	No			P.I.D.:	023-832-339

Style of Home:	2 Storey,Corner Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Carport; Single,Garage; Single,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 84
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Leonis Management - 604-575-5474
Complex / Subdiv:	The Orchards
Services Connected:	Electricity,Natural Gas
Legal:	STRATA LOT 57, PLAN LMS2130, SECTION 25, TOWNSHIP 2, 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,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 15'1	Above	Bedroom	9'6 x 12'11
Main	Dining Room	9' x 9'11	Above	Bedroom	8'11 x 10'11
Main	Kitchen	9'2 x 10'2			
Main	Eating Area	6'9 x 8'8			
Main	Foyer	3'8 x 6'1			
Above	Primary Bedroom	11'7 x 14'11			
Above	Walk-In Closet	7'11 x 6'5			

Finished Floor (Main):	641 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	828 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,469 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,469 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Rarely available: "THE ORCHARDS" a quiet well-maintained family oriented complex in Fleetwood. This beautifully maintained 2-level Corner unit has the BEST LOCATION in the complex feat. a private & fenced south facing yard backing onto large greenspace perfect for kids & pets. Recent upgrades incl. new flooring & baseboards, fresh paint & updated kitchen. Unit is bright & sunny w/ a large living room, big kitchen/eating area & a powder room on the main. 3 large bedrooms + 2 full baths & laundry upstairs. The well-managed strata boasts newer roof, gutters & windows and a lrg. amenity rm. with gym & meeting rms. EXCELLENT LOCATION: walking distance to all amenities, Community Centre, shops, restaurants, grocery stores, future sky train, both levels of schools and many more. A MUST SEE!