

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,620.95
Rear Yard Exp:		Maint. Fee:	677.64	For Tax Year:	2024
View:	No			P.I.D.:	018-613-063

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	176 - Total Units in Strata: 176
# of Fireplaces:	1 - 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:	Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	CrossRoads Management LTD - 778-578-4445
Complex / Subdiv:	SOUTHWYND
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 79 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1107 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Recreation Center,Storage,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Retirement Community,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'5 x 5'11	Main	Bedroom	13'3 x 9'5
Main	Laundry	4'6 x 7'7	Main	Walk-In Closet	5'9 x 4'8
Main	Dining Room	8'0 x 12'4			
Main	Living Room	16'8 x 13'9			
Main	Eating Area	10'9 x 11'			
Main	Kitchen	10'9 x 9'6			
Main	Primary Bedroom	16'9 x 11'7			

Finished Floor (Main):	1,380 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 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):	1,380 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,380 sqft	# Of Pets:	Cats: No, Dogs: No			

Enjoy a great lifestyle in Southwynd! This 55+ 2 bdrm, 2 bthrm corner unit has a fantastic flr plan! Downsizing is made easy w/ 1380 sq ft & tucked away in a quiet side of the complex. Lots of windows all around making this so bright & the balcony accessed off the living rm & 2nd bdrm looks out at complete privacy! Kitchen has ample cabinetry & living rm includes cozy gas fireplace. Bdrms are on opposite ends & the primary has his/hers closets leading to the 4 pc ensuite! This low rise, concrete building leads to trails, duck pond & you don't need a car w/ shopping, library, restaurants, medical, bus route~ everything right outside your door! Great amenities include gym, club house, wood working, & more! Call today to view this fantastic home in a wonderful community in the best location!