

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1975
Frontage (ft):		Bathrooms:	2	Age:	49
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,196.39
Rear Yard Exp:		Maint. Fee:	774.72	For Tax Year:	2024
View:	No			P.I.D.:	001-271-016

Style of Home:	End Unit,Ground Level Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	141 - Total Units in Strata: 141
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Advantage Realty - 604-858-7368
Complex / Subdiv:	FOREST VILLAGE
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	PL NWS309 LT 34 LD 36 SEC 15 TWP 16 PART SW 1/4.
Amenities:	Pool; Outdoor,Shared Laundry,Storage
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Dishwasher,Microwave,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 12'10	Main	Bedroom	9'7 x 10'11
Main	Dining Room	12'1 x 7'6			
Main	Eating Area	7'8 x 9'2			
Main	Kitchen	7'8 x 6'11			
Main	Primary Bedroom	11'2 x 16'10			
Main	Walk-In Closet	7'5 x 5'0			
Main	Bedroom	10'0 x 13'10			

Finished Floor (Main):	1,202 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,202 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,202 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

Welcome to FOREST VILLAGE, a family-friendly complex close to McCallum Junction, with easy freeway access & a walking bridge to UFV. This 3 bedroom, 2 bath unit offers townhome square footage at condo pricing, boasting over 1200 sq ft. The ground floor, corner unit provides easy access to 2 parking stalls, one underground & includes a storage locker. Enjoy updated countertops and flooring in this pet-friendly home. The west-facing patio overlooks a quiet greenspace at the back of the complex. Heat & HW included in maintenance fee! With electric vehicle charging & a central location, this nicely updated condo is a great investment property. Check out the virtual tour for more information. Call today to schedule a private viewing!