

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

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

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

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