

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	31
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,314.87
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	523.58	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	017-771-234

<b>Style of Home:</b>	Rancher/Bungalow,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	83
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAIN - Golden Ears
<b>Mgmt. Company:</b>	Hugh & McKinnon - 604-531-1909
<b>Complex / Subdiv:</b>	QUEEN ANNE GREEN
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 54, PLAN LMS342, SECTION 36, TOWNSHIP 8, 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>	Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Recreation Center,Workshop Detached
<b>Site Influences:</b>	Adult Oriented,Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 4'11	Main	Bedroom	10'9 x 10'5
Main	Eating Area	10'0 x 8'6	Below	Recreation Room	11'9 x 19'9
Main	Kitchen	10'0 x 12'3	Below	Bedroom	10'9 x 11'11
Main	Dining Room	13'4 x 12'7	Below	Storage	7'5 x 10'7
Main	Living Room	13'4 x 11'0			
Main	Primary Bedroom	11'9 x 21'2			
Main	Walk-In Closet	5'0 x 5'8			

<b>Finished Floor (Main):</b>	1,227 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	733 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,960 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,960 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

With 1960 sq ft, 3 bdrms, & 2 bthrms this home in 55 + Queen Anne Green, makes downsizing easy! Gated community w/ friendly neighbours & stunning views of the Golden Ears! Beautiful updated kitchen w/ tons of custom cabinetry, peninsula seating for 3 & casual dining area w/ coffee bar. Head through to the open plan living & dining rm w/ vaulted ceiling making it feel spacious! Sliders lead to the upper deck (1 of 2 outdoor spaces) to relax & look out at the mountain views! Primary bdrm inclds walk in closet & 5 pc ensuite! There is another bdrm & 3 pc bth on the main. Down boasts another bdrm, storage & rec rm leading to the lower large patio & private space! Parking for 2~ 1 in garage & 1 on parking pad. Fantastic amenities inc, workshop, gym, outdoor pool, rec, clubhouse & more!