

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	1	Age:	19
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,755.50
Rear Yard Exp:		Maint. Fee:	405.49	For Tax Year:	2024
View:	Yes			P.I.D.:	026-324-806

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	48 - Total Units in Strata: 424
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : North Shore Mountains
Mgmt. Company:	First Service
Complex / Subdiv:	Chatsworth Gardens
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 291, BLOCK 5N, PLAN LMS921, SECTION 29, RANGE 1W, 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:	Bike Room,Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Outdoor,Sauna/Steam Room,Storage,Swirpool/Hot Tub,Tennis Court(s)
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'0 x 10'6			
Main	Living Room	10'0 x 17'0			
Main	Primary Bedroom	13'0 x 9'0			

Finished Floor (Main):	554 sqft	# Of Rooms:	3	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	554 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	554 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome Home! This immaculate, top floor unit is the one you have been waiting for. The open concept plan is perfect with a spacious chef friendly kitchen with tons of storage and prep space and an oversized breakfast bar. The living space is big enough to accommodate a large sofa and features laminate flooring and cozy electric fireplace. The spacious primary bedroom fits a king size bed and faces the quiet, peaceful treed courtyard. Enjoy resort-style amenities incl. 2 outdoor pools, hot tub, 2 saunas, gym & tennis courts. You will love the friendly community here. Ideally located across from Green Timbers Park, just steps from EVERYTHING, transit, shopping, etc - you don't need a car here! No size restriction on dogs. This is a great home in an awesome community, don't miss it!