

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	30
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R4
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,402.64
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	415.00	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	018-618-600

<b>Style of Home:</b>	Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Homelife Advantage
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 59, PLAN LMS967, DISTRICT LOT 257, 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 OR V, AS APPROPRIATE
<b>Amenities:</b>	Air Cond./Central,Club House,Garden,Guest Suite,Pool; Indoor,Recreation Center,Swirpool/Hot Tub,Wheelchair Access,Workshop Attached
<b>Site Influences:</b>	Adult Oriented,Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions
<b>Listing Broker(s):</b>	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 10'2	Above	Bedroom	11'5 x 13'8
Main	Dining Room	11'4 x 12'	Above	Family Room	14'11 x 9'11
Main	Kitchen	9'11 x 11'4			
Main	Eating Area	8'5 x 8'10			
Main	Primary Bedroom	11'6 x 15'9			
Main	Laundry	9' x 5'3			
Main	Foyer	7'4 x 4'6			

<b>Finished Floor (Main):</b>	1,051 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	521 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,572 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,572 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Wonderful 55+, 1/2 duplex 2 bed/3bath rancher with loft in highly sought after Hazelwood Grove. This spacious 1500+ sq 1/2 duplex offers all the essentials on the main floor with extra bedroom, den and bathroom upstairs for guests. Main floor offers a large living, dining area with natural gas fireplace. Kitchen is bright, with lots of cabinetry, upgraded flooring and quartz counters. Large double garage. Private fenced yard with space for a vegetable garden and concrete patio. All in a very central location, in gated complex with pool, hot tub, club house, library and guest suite all included in the strata fees.