

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	CD-8
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,633.00
Rear Yard Exp:	West	Maint. Fee:	405.71	For Tax Year:	2023
View:	No			P.I.D.:	023-571-373

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	67 - Total Units in Strata: 67
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump,Hot Water,Radiant	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell Property Management - 604-248-1358
Complex / Subdiv:	Autumnwood
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 44, PLAN LMS2204, PART NW1/4, SECTION 25, 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 OR V, AS APPROPRIATE
Amenities:	Garden,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Adult Oriented,Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'4 x 8'8	Main	Walk-In Closet	7'3 x 5'6
Main	Eating Area	10'2 x 5'6	Main	Bedroom	14'8 x 11'
Main	Living Room	18'9 x 13'3	Main	Laundry	10' x 7'1
Main	Dining Room	13'3 x 9'3			
Main	Family Room	13'6 x 12'1			
Main	Foyer	5'1 x 4'2			
Main	Primary Bedroom	12'11 x 12'			

Finished Floor (Main):	1,508 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,508 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,508 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Stunning Detached rancher in the well maintained safe/gated 55+ Autumnwood complex. Located in a great area of Walnut Grove, tons of trails and parks. Top of the line home w/tons of upgrades. Private large low maintenance fully fenced backyard w/covered area & gas line for BBQ - entertainers dream! Walk in to your great room concept lvg rm / dng rm then you have your kitchen/eating area plus a family rm. 2 gas f/p. Executive dream! Vaulted ceilings, newer mini split heat pump/AC system w/3 heads plus radiant in-floor heating. Oversized dble garage plus 2 parking spots on the apron. 6 new appliances, large island, ceramic sink, some new flooring, some updated light fixtures, paint, newer hot water tank (2021) turn key ready! Roof 2016, 2 pets - no size restrict!