

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,288.71
Rear Yard Exp:		Maint. Fee:	452.64	For Tax Year:	2024
View:	No			P.I.D.:	016-596-374

Style of Home:	Rancher/Bungalow	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	No
Mgmt. Company:	Teamwork Property Management - 604-854-1734
Complex / Subdiv:	HUNTSFIELD GREEN
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL NWS3354 LT 23 LD36 SEC 3 TWP 8 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Adult Oriented,Central Location,Gated Complex,Private Setting,Recreation Nearby,Retirement Community
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 13'11			
Main	Dining Room	10'6 x 10'6			
Main	Kitchen	9'5 x 11'9			
Main	Family Room	12'3 x 9'10			
Main	Primary Bedroom	16'4 x 20'9			
Main	Bedroom	11'9 x 9'6			

Finished Floor (Main):	1,516 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,516 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,516 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

One of the BEST locations in the complex. Private patio joining the common area gives you the sense of having a large backyard. Bright and spacious living area with plenty of room to relax and enjoy the end of a workday or those retirement years. Recent updates include, main bath - walk in shower, new toilet w/soft close lid, new flooring, shower surround tiles, new vanity. Ensuite - new toilet w/soft close lid, new tiles surrounding the tub, safety handles, double sink vanity, new flooring. Other updates include, new screen door, 3" faux blinds throughout, new light fixtures, new baseboards, fresh paint throughout, granite counters & new backsplash in the kitchen. Parking pad out front will park 2 cars. Outdoor pool & hot tub screams resort style living. Quick possession is available.