

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-8
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,071.64
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	395.87	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	023-258-691

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Other,Vinyl	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	67 - Total Units in Strata: 67
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Natural Gas,Radiant	<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>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	DWELL PROPERTY MGMT - 604-821-2999
<b>Complex / Subdiv:</b>	AUTUMNWOOD
<b>Services Connected:</b>	Community,Electricity
<b>Legal:</b>	STRATA LOT 31, 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
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Adult Oriented,Central Location,Recreation Nearby,Retirement Community,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Vacuum - Built In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Not Allowed
<b>Listing Broker(s):</b>	Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 4'2	Main	Primary Bedroom	15'2 x 12'5
Main	Living Room	15'2 x 12'8	Main	Walk-In Closet	6'6 x 5'9
Main	Dining Room	15'4 x 9'7	Main	Bedroom	16'4 x 10'6
Main	Family Room	15'6 x 12'11			
Main	Eating Area	6'11 x 9'7			
Main	Kitchen	9'7 x 9'			
Main	Laundry	7'9 x 7'			

<b>Finished Floor (Main):</b>	1,529 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,529 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,529 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

LOOK NO FURTHER. ORIGINAL AUTUMNWOOD SHOWHOME FOR SALE. Original OWNER. This Beautiful detached rancher has it's own unique floorplan, only 1 of this kind in sought after AUTUMNWOOD. 55+ Adult oriented. Surrounded by trails & nestled in the quiet gated complex. NO STAIRS!! Stunning private back patio and front patio. No grass perfect for BBQ's w/covered awning on large concrete patio. Move in ready. Separate living & family room, kit w/ new s/s appliances, stunning hardwood floors. For those cozy winter nights infloor heating & 2 gas fireplaces. 2 large bdrms & 2 full bath boasting over 1529 sf. Ample storage in attic, sep. laundry room. Well looked after complex with newer fences & roof. Pet friendly, BONUS garage w/built in workbench. OPEN HOUSE SAT/SUN. SEPT 28/29 2-4PM.