

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM45
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,953.83
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	472.26	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	016-440-641

<b>Style of Home:</b>	1 Storey,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	51 - Total Units in Strata: 51
<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>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	OBSIDIAN PROPERTY MGMT - 604-757-3151
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 50, PLAN NWS3339, SECTION 31, TOWNSHIP 2, 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
<b>Amenities:</b>	Bike Room,Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 13'9			
Main	Dining Room	7'5 x 7'3			
Main	Kitchen	15'5 x 11'7			
Main	Primary Bedroom	13'8 x 11'6			
Main	Den	10'9 x 8'6			
Main	Storage	5'9 x 5'9			

<b>Finished Floor (Main):</b>	1,085 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,085 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,085 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

SPACIOUS, CONVENIENT & PEACEFULL: Discover this charming 1 bedroom+ den condo at Huntington Gate, offering 1085 sqft of functional living space. The open floor plan includes a versatile den , perfect for an office, crafts room or a tv room. Enjoy the serenity of a quiet cul-de-sac with a courtyard-facing unit . The spacious kitchen features an eating area and skylight , brightening your culinary space . Additional highlights include in-suite laundry and a storage room. Conveniently located near schools, transit, recreation , and shopping. Your perfect home awaits! Call listing agent for more info . Open House Sunday September 28, 2024 2:00pm-4:00pm .