

Depth/Size (ft):	85.00	Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):	39.00	Bathrooms:	2	Age:	36
Lot Area: (sq.ft.)	3,358.00	Full Baths:	2	Zoning:	RM-M
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,458.67
Rear Yard Exp:	East	Maint. Fee:	186.00	For Tax Year:	2024
View:				P.I.D.:	008-029-008

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood,Manufactured/Mobile	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	90 - Total Units in Strata: 90
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	0.00
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: FRASER CAMPBELL MANAGEMENT - 604-585-3233

Complex / Subdiv: GATEWAY GARDENS

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: ST.LT.36 DL.36 SEC.12 TWP.1 ST.PL.NW.2584

Amenities: Club House,Guest Suite,In Suite Laundry,Recreation Center,Wheelchair Access

Site Influences: Adult Oriented,Gated Complex,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Pantry,Vacuum - Built In,Vaulted Ceiling,Windows - Thermo

Bylaw Restrict: Age Restrictions,Pets Allowed,Rentals Allowed

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 12'	Main	Storage	4' x 4'
Main	Dining Room	9' x 7'1	Main	Storage	4' x 4'
Main	Kitchen	9' x 9'	Main	Foyer	6' x 4'
Main	Eating Area	8' x 7'			
Main	Primary Bedroom	14' x 12'			
Main	Bedroom	13' x 12'			
Main	Laundry	12'6 x 9'			

Finished Floor (Main):	1,209 sqft	# Of Rooms:	10	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):	1,209 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,209 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

NICE! Own your own land & privacy! Lovely,2 bed 2 bath rancher in the desired Gateway Gardens.Private fenced yard! 3 skylights flood the home in light! Front patio Plus beautiful secret garden face west for afternoon sun,two more patios that are covered for shade on the south side of the home with even more yard space in the back facing east.Open concept Living room with gas Fireplace!Primary Bedroom is huge & ensuite is well appointed.Newer hot water tank(2012),newer furnace (2019),newer roof (2010),built in vac,large laundry room with loads of storage cupboards & closets.Quality windows were installed 2010 throughout. Kitchen open to Dining/Living and accesses rear yard patios-entertainers delight! Clubhouse,+55,1pet/1dog/1cat,\$186 Strata Fee! Call today to view.Make this your new home !