

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	28
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,507.58
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	488.62	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	019-199-945

<b>Style of Home:</b>	1 Storey,Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Vinyl	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	43 - Total Units in Strata: 43
<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>	Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Dwell Property Management - 604-821-2999
<b>Complex / Subdiv:</b>	Monterey Grande
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 28 DISTRICT LOT 305 GROUP 2 NWD STRATA PLAN LMS1886 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,Wheelchair Access,Workshop Attached
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 20'0			
Main	Dining Room	9'0 x 11'4			
Main	Kitchen	10'4 x 10'8			
Main	Primary Bedroom	11'9 x 15'9			
Main	Bedroom	8'11 x 10'1			
Main	Laundry	10'9 x 6'3			
Main	Foyer	5'2 x 4'9			

<b>Finished Floor (Main):</b>	1,091 sqft	<b># Of Rooms:</b>	7	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,091 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,091 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

SOUGHT-AFTER MONTEREY GRANDE...Spacious 2 Bdrm, 2 Bath condo w/Southerly Exposure surrounded by Trees & Gardens! Fantastic OPEN LAYOUT w/windows galore allow natural light to flood this home. UPDATES INCL: Primary bdrm carpet, laminate in living area, high-end LG kitchen appliances & Electrolux W + D, garburator, patio door, interlocking patio tiles. Features: private covered balcony accessible from LR & Pbdrm, crown mouldings, huge Pbdrm-bring your K-sized bed, spacious laundry rm. Cozy gas FP will heat entire condo. Bdrms at each end of unit. RAINSCREENED healthy blg w/excellent contingency fund. Gas & hot H2O incl in SF. Sep storage locker only steps away. Secure U/G pkg. QUIET AREA/ample street pkg. Future SKYTRAIN ONLY 2 BLOCKS AWAY. Great as an investment, downsizer, or 1st-time buyer!