

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	1	Age:	36
Lot Area:		Full Baths:	1	Zoning:	MT1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,393.78
Rear Yard Exp:		Maint. Fee:	418.00	For Tax Year:	2024
View:	Yes			P.I.D.:	012-278-980

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single, Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Vinyl/Linoleum, Carpet	Fixtures Rmvd:	No

View:	Yes : Trees
Mgmt. Company:	ECM Strata Management - 604-855-9895
Complex / Subdiv:	Luther Place
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 33, PLAN NWS2729, SECTION 20, TOWNSHIP 17, 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
Amenities:	Club House, In Suite Laundry
Site Influences:	Adult Oriented, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby
Features:	Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Refrigerator, Stove, Windows - Thermo
Bylaw Restrict:	Age Restrictions, Pets Allowed
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 8'11	Main	Foyer	6'9 x 4'5
Main	Dining Room	12'2 x 8'11			
Main	Kitchen	10'7 x 8'4			
Main	Primary Bedroom	16'1 x 9'9			
Main	Bedroom	13'8 x 10'2			
Main	Laundry	13'3 x 6'2			
Main	Storage	7'4 x 3'4			

Finished Floor (Main):	1,042 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,042 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,042 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Luther Place! This well maintained 2 bed/ 1 bath unit in a 55+ complex is over 1000 sq ft making it an ideal choice for those looking to downsize or wanting fresh change. This ground floor unit is easily accessible & provides an enclosed porch that backs onto a private, secluded green space. The kitchen has numerous cupboards & counter space as well as a window to bring extra light. The living space is bright & spacious and provides a dining space as well. Wood planking has been added to the ceiling in the kitchen & the laundry rm. The lg laundry rm has ample storage as well as a sink for added convenience. The light fixtures have been replaced, new baseboard heaters, new plug ins & wall switches. The complex provides a quiet community & easy access to shopping & other amenities. Call today!