

Depth/Size (ft):	0.00	Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	2	Age:	18
Lot Area (sq.ft.):	5,156.00	Full Baths:	2	Zoning:	RSV3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,551.56
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	902-519-091

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	224 - Total Units in Strata: 224
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Geothermal	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Homelife Advantage - 604-858-7368
Complex / Subdiv:	Halcyon Meadows
Services Connected:	Electricity, Sanitary Sewer, Water
Legal:	LOT 42-144 RSBC 4064R TZEACHTEN IR #13
Amenities:	Air Cond./Central, Club House, Guest Suite
Site Influences:	Adult Oriented, Central Location, Gated Complex, Golf Course Nearby, Private Yard, Shopping Nearby
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Vacuum - Built In
Bylaw Restrict:	Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19'8 x 14'7	Main	Storage	5'2 x 5'3
Main	Dining Room	10'3 x 9'11	Main	Pantry	9' x 4'7
Main	Kitchen	13'1 x 13'2	Main	Walk-In Closet	7'8 x 9'5
Main	Den	11' x 8'8	Main	Laundry	13'9 x 7'5
Main	Primary Bedroom	13' x 13'2	Main	Storage	6'2 x 5'11
Main	Bedroom	11' x 11'			
Main	Foyer	6'7 x 6'4			

Finished Floor (Main):	1,603 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,603 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,603 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautiful, detached rancher in popular Halcyon Meadows! A gated 45+ community w/in walking distance to Garrison Crossing, shopping, trails, & Vedder River. This move-in ready home offers 2 bdrms & Den (or 3 bdrms), 2 bathrms, oversized laundry room and large w/in pantry. Close to 1600 sq ft of open concept living with a bright kitchen, eating bar & tiled backsplash. New H/W tank in 2023. Primary bdrm has a w/i closet & an oversized 3-piece ensuite with a w/i shower & linen cupboard. Double garage, A/C, full driveway, & crawl space for added storage. Enjoy gardening in your fenced side yard. Amazing clubhouse with guest suites, gym, library & more. Monthly fees include lawn care w/sewer, garbage & snow removal. Stunning mountain views. Easy to show.