

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	2	Age:	42
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,803.75
Rear Yard Exp:		Maint. Fee:	419.29	For Tax Year:	2024
View:	No			P.I.D.:	002-051-893

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Self-Managed
Complex / Subdiv:	Cedarbrook Manor
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 15, PLAN NWS1857, PART W1/2, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE
Amenities:	Elevator,In Suite Laundry
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 13'			
Main	Dining Room	8' x 11'			
Main	Kitchen	7' x 10'			
Main	Bedroom	12' x 10'			
Main	Bedroom	10' x 9'			
Main	Storage	3' x 7'			

Finished Floor (Main):	963 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	963 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	963 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Cedarbrook Manor. Spacious, amazing two bedroom, two bath fully renovated bright unit with cozy brick wood-burning fireplace includes laundry, spacious storage, one parking plus street; large outdoor deck facing west gardens, fully upgraded well managed building w/updated interior carpet windows & exterior underground & exterior parking lot. Updated trim, countertops, baths, kitchen flooring, lighting, etc. Central to shopping, rec facility, parks, Canadian Bible College Hwy #1, transit, schools. Rentals allowed. Open House Sat Sep 28, 12:00 - 1:30pm