

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RM1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,039.88
Rear Yard Exp:	South	Maint. Fee:	400.00	For Tax Year:	2024
View:				P.I.D.:	017-441-625

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	118
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum	Fixtures Rmvd:	Yes

View:

Mgmt. Company: Teamworks - 604-854-1734

Complex / Subdiv: Huntsfield Green

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

Legal: STRATA LOT 97, PLAN NWS3354, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House,Exercise Centre,Pool; Outdoor,Swirlpool/Hot Tub

Site Influences: Adult Oriented,Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Microwave

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12' x 6'	Main	Laundry	7' x 6'4
Main	Living Room	15'6 x 13'3			
Main	Dining Room	11' x 11'			
Main	Kitchen	12' x 16'5			
Main	Primary Bedroom	15' x 12'4			
Main	Walk-In Closet	6' x 5'3			
Main	Bedroom	11'8 x 10'			

Finished Floor (Main):	1,348 sqft	# Of Rooms:	8	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):	1,348 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,348 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome Home to HUNSTFIELD GREEN! Stunning, Fully Renovated 2 bed, 2 bath rancher style home is in a peaceful 55 + gated community. This 1348 sq ft home has a Chef Inspired Kitchen w/ Custom White Shaker Cabinets, Quartz Counters, New SS appliances & over size sit-up Island. The living area boasts vaulted ceilings, gas fireplace w/ floor to ceiling rock surround & open to dining area. Primary suite easily entertains a king size bed & large WIC. The spa inspired ensuite has plenty of cabinetry, tile floors & shower surround w/ frameless glass. Laundry room w/new W/D and sink. New H/E furnace, Hot Water on Demand, windows, vinyl plank floors, lighting, flat ceilings, more in attached list. Amenities incl. pool, hot tub, club house, exercise room. Wheel Chair Friendly. O/H Sept. 29 fr 1-3.