

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	3	Age:	36
Lot Area:		Full Baths:	2	Zoning:	MR15
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,812.11
Rear Yard Exp:	East	Maint. Fee:	424.38	For Tax Year:	2024
View:	No			P.I.D.:	011-391-162

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	80 - Total Units in Strata: 80
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell - 604-821-2999
Complex / Subdiv:	The Estates at Manor Ridge
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 2 PLAN NWS2786 PART NW 1/4 SECTION 10 TOWNSHIP 8 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,Garden,In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Retirement Community,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Vacuum - Built In,Vaulted Ceiling
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'2 x 5'0	Above	Bedroom	11'6 x 11'6
Main	Eating Area	10'1 x 5'4	Above	Flex Room	10'1 x 6'8
Main	Kitchen	10'1 x 11'8			
Main	Dining Room	10'1 x 10'3			
Main	Living Room	17'3 x 14'3			
Main	Primary Bedroom	15'3 x 12'9			

Finished Floor (Main):	1,017 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	410 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,427 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,427 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome Home! This charming townhouse with primary on the main and double garage is perfect. The bright and spacious living and dining spaces boast a stunning vaulted ceiling with access to the lovely treed yard. You will love the functional floorplan in this home with a spacious primary retreat boasting a generous ensuite and his & hers closets. Upstairs you will find an additional bedroom with full bath, great flex space and a lovely sunny and private sundeck! Hard to come by side by side double garage is awesome and offers extra storage space. Centrally located in a beautiful 55+ community, close to shopping, dining, and transit. Don't miss it, book your private viewing today!