

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	2	Age:	16
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	Exempt	Half Baths:	0	Gross Taxes:	\$3,044.52
Rear Yard Exp:		Maint. Fee:	623.95	For Tax Year:	2024
View:				P.I.D.:	027-441-253

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stone	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company: Pacific Quorum

Complex / Subdiv: ST. ANDREWS AT NORTHVIEW

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

Legal: STRATA LOT 97, PLAN BCS2562, SECTION 13, TOWNSHIP 2, 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 V

Amenities: Bike Room,Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Sauna/Steam Room,Storage,Swirlpool/Hot Tub

Site Influences: Adult Oriented,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Pantry,Smoke Alarm,Sprinkler - Fire,Windows - Thermo

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'0 x 15'9	Main	Laundry	8'0 x 6'1
Main	Dining Room	9'9 x 10'5	Main	Foyer	6'1 x 5'6
Main	Living Room	15'10 x 12'5			
Main	Den	10'7 x 10'3			
Main	Primary Bedroom	11'7 x 14'2			
Main	Walk-In Closet	8'1 x 4'9			
Main	Bedroom	9'10 x 12'10			

Finished Floor (Main):	1,392 sqft	# Of Rooms:	9	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	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,392 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,392 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to the sought after GATED COMMUNITY of St. Andrews in Cloverdale. This adult oriented lifestyle represents a blend of elegance, comfort, and prime location with Northview golf course as your backyard. This 2 bed/2bath w/ den boasts over 1300sq ft and open floor plan.The state-of-the-art kitchen is a chef's delight, featuring top-of-the-line S/S appliances, NEW Gas Range, granite countertops and large center island for entertaining. Located in the Quiet side of the complex to enjoy morning coffee. The resort style amenities include a fitness center, heated outdoor pool/ho tub, sauna/steam room and stylish lounge area, all designed for relaxation and recreation. This home is perfect for those seeking a sophisticated lifestyle! OH SUN 2-4