

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,575.64
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	414.36	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	017-336-201

<b>Style of Home:</b>	Ground Level Unit,Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Garage; Underground
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Inner courtyard
<b>Mgmt. Company:</b>	Crossroads
<b>Complex / Subdiv:</b>	CANTERBURY GREEN
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL NWS2616 LT 74 LD 36 SEC 16 TWP 2
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub,Tennis Court(s)
<b>Site Influences:</b>	Central Location,Gated Complex,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'1 x 13'6			
Main	Dining Room	10' x 9'11			
Main	Kitchen	10'7 x 9'8			
Main	Primary Bedroom	17'10 x 13'5			
Main	Bedroom	10'2 x 8'3			
Main	Foyer	4'11 x 4'2			

<b>Finished Floor (Main):</b>	1,167 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,167 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,167 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Canterbury Green! Stunning ground floor 2 bedroom facing the privacy of the inner courtyard. 1167sqft of everything brand new! Unit has been fully redone from top to bottom. Huge primary bedroom with luxurious 5 piece ensuite with modern white subway tile finishes. Brand new flooring, cabinets, countertops, appliances, fireplace and paint throughout. Fantastic flow to this well priced unit leading out to your large patio leading to inner courtyard and gardens. Beautiful outdoor pool and tennis courts as well as great amenity room and exercise center. Don't miss this!

