

|                         |     |                    |        |                            |             |
|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |     | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 1993        |
| <b>Frontage (ft):</b>   |     | <b>Bathrooms:</b>  | 3      | <b>Age:</b>                | 31          |
| <b>Lot Area:</b>        |     | <b>Full Baths:</b> | 3      | <b>Zoning:</b>             | CD201       |
| <b>Flood Plain:</b>     |     | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$4,365.31  |
| <b>Rear Yard Exp:</b>   |     | <b>Maint. Fee:</b> | 722.20 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | Yes |                    |        | <b>P.I.D.:</b>             | 018-285-783 |

|                         |                                    |                         |                             |
|-------------------------|------------------------------------|-------------------------|-----------------------------|
| <b>Style of Home:</b>   | Ground Level Unit,Rancher/Bungalow | <b>Parking:</b>         | Total: 4 - Covered: 2       |
| <b>Construction:</b>    | Frame - Wood                       | <b>Covered Parking:</b> | 2                           |
| <b>Exterior:</b>        | Wood                               | <b>Parking Access:</b>  | Front                       |
| <b>Foundation:</b>      |                                    | <b>Parking:</b>         | Garage; Double              |
| <b>Rain Screen:</b>     |                                    | <b>Locker:</b>          | No                          |
| <b>Renovations:</b>     |                                    | <b>Units in Dev:</b>    | - Total Units in Strata: 90 |
| <b># of Fireplaces:</b> | 2 - Fuel: Electric,Gas - Natural   | <b>Distance to:</b>     |                             |
| <b>Water Supply:</b>    | City/Municipal                     | <b>Title to Land:</b>   | Freehold Strata             |
| <b>Fuel/Heating:</b>    | Hot Water,Radiant                  | <b>Property Disc:</b>   | Yes                         |
| <b>Outdoor Area:</b>    | Patio(s)                           | <b>PAD Rental:</b>      |                             |
| <b>Type of Roof:</b>    | Wood                               | <b>Fixtures Leased:</b> | No                          |
| <b>Floor Finish:</b>    | Wall/Wall/Mixed                    | <b>Fixtures Rmvd:</b>   | No                          |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | Yes : NORTSHORE MOUNTAINS, FARMLAND   |
| <b>Mgmt. Company:</b>      | HUGH & MCKINNON REALTY - 604-541-5210   |
| <b>Complex / Subdiv:</b>   | MONTERRA  |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water  |
| <b>Legal:</b>              | STRATA LOT 37, PLAN LMS469, SECTION 1, TOWNSHIP 5, 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 |
| <b>Amenities:</b>          | Club House,Exercise Centre,Garden,In Suite Laundry,Recreation Center,Swirlpool/Hot Tub  |
| <b>Site Influences:</b>    | Adult Oriented,Gated Complex,Golf Course Nearby,Greenbelt,Private Setting,Private Yard  |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Security System,Sprinkler - Inground,Vaulted Ceiling  |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest.  |
| <b>Listing Broker(s):</b>  | RE/MAX Westcoast  |

| Floor | Type            | Dimensions  | Floor | Type           | Dimensions  |
|-------|-----------------|-------------|-------|----------------|-------------|
| Main  | Foyer           | 6'8 x 8'4   | Main  | Walk-In Closet | 6'6 x 10'7  |
| Main  | Living Room     | 12'7 x 16'6 | Main  | Kitchen        | 14'1 x 10'1 |
| Main  | Bedroom         | 12'4 x 10'5 | Main  | Eating Area    | 8'1 x 8'0   |
| Main  | Dining Room     | 14'1 x 11'0 | Main  | Eating Area    | 8'1 x 8'0   |
| Main  | Laundry         | 8'3 x 89'1  | Main  | Family Room    | 13'0 x 16'7 |
| Main  | Walk-In Closet  | 4'7 x 3'10  |       |                |             |
| Main  | Primary Bedroom | 13'1 x 15'8 |       |                |             |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,935 sqft | <b># Of Rooms:</b>                | 12                       | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>             | 1                        | Main                  | 4                  | Yes             |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>               | 1                        | Main                  | 3                  | No              |
| <b>Finished Floor (Bsmnt):</b> | 0 sqft     | <b>Crawl/Bsmnt Height:</b>        |                          | Main                  | 3                  | No              |
| <b>Finished Floor (Total):</b> | 1,935 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> |                          |                       |                    |                 |
| <b>Grand Total:</b>            | 1,935 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Welcome to this beautifully designed 2-bedroom, 3-bathroom one-level home nestled in the secure and serene gated community of Monterra in Boundary Bay. Perfect for those seeking both privacy and convenience, this home offers a blend of modern amenities and comfortable living spaces. Architecturally designed community with high quality finishings, private courtyards, lagoons and low density. This spacious 1,935 square foot home backs onto the green belt offering privacy & looking onto farmland. Walking distance to Southlands, the dyke trails and Centennial Beach. Amenities include a clubhouse with an indoor swimming pool, hot tub, exercise room and lounge area. Schedule a visit today to see what this lovely 2-bedroom home has to offer!