

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	37
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,481.60
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	370.00	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	007-586-256

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	28 - Total Units in Strata: 28
<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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Self Managed - 604-838-2265
<b>Complex / Subdiv:</b>	Tiffany Lane
<b>Services Connected:</b>	Electricity,Natural Gas
<b>Legal:</b>	STRATA LOT 26, PLAN NWS2575, PART SE1/4, SECTION 16, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Recreation Center
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 6'11"	Main	Bedroom	10' x 11'
Main	Living Room	15'4 x 12'	Main	Utility	8' x 8'
Main	Dining Room	13' x 11'			
Main	Nook	8'10 x 9'6"			
Main	Family Room	11' x 7'9"			
Main	Primary Bedroom	14' x 13'6"			

<b>Finished Floor (Main):</b>	1,407 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,407 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,407 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

RANCHER TOWNHOME! - Tiffany Lane - Seldom Available! REMARKABLY QUIET inside and out. Great complex, this 2 bedroom and 2 full bathroom home is situated in a safe and quiet residential location. NO age restrictions and small pets are welcomed. Original owner bought from builder, bring your decorating ideas.