

<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>	RML
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,488.81
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	502.43	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	008-071-195

<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 Underbuilding, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 30
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard, Hot Water	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt, Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed, Tile, Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Associa

**Complex / Subdiv:** CYPRESS PARK

**Services Connected:** Electricity, Storm Sewer, Water

**Legal:** STRATA LOT 17, PLAN NWS2600, SECTION 20, TOWNSHIP 16, 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, Elevator, Guest Suite, In Suite Laundry, Storage, Workshop Attached

**Site Influences:** Adult Oriented

**Features:** ClthWsh/Dryr/Frdg/Stve/DW, Pantry, Smoke Alarm

**Bylaw Restrict:** Age Restrictions, Pets Not Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions

**Listing Broker(s):** eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'4 x 11'3	Main	Storage	8'4 x 7'5
Main	Kitchen	10'10 x 10'10			
Main	Eating Area	12' x 9'			
Main	Dining Room	9' x 8'			
Main	Primary Bedroom	16' x 11'			
Main	Walk-In Closet	5'2 x 4'6			
Main	Bedroom	12'6 x 8'9			

<b>Finished Floor (Main):</b>	1,186 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	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,186 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,186 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

RARELY AVAILABLE CYPRESS PARK COMPLEX. Well maintained unit features newer cabinets and countertops in both kitchen and bathroom, along with updated lighting fixtures. Primary has spacious walk in closet and 3 piece ensuite. Private, enclosed balcony, perfect for enjoying all year round. 55+ complex, complete with video security, guest suite, and visitor parking at front entrance. Attached workshop and clubhouse with billiards room and fitness equipment. Close to all amenities, shopping, restaurants and transit. Come see what Cypress Park has to offer and make this your new home. Immediate possession available.