

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	2	Age:	17
Lot Area:		Full Baths:	2	Zoning:	RM30
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,038.23
Rear Yard Exp:		Maint. Fee:	386.65	For Tax Year:	2024
View:				P.I.D.:	027-226-409

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	112 - Total Units in Strata: 112
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Crossroads

Complex / Subdiv: MONTANA

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

Legal: STRATA LOT 88 SECTION 16 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS2227 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Garden,In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Smoke Alarm

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 16'10			
Main	Dining Room	10'10 x 10'2			
Main	Kitchen	10'10 x 13'5			
Abv Main 2	Primary Bedroom	11'10 x 15'8			
Abv Main 2	Bedroom	10'10 x 11'9			

Finished Floor (Main):	585 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	574 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	84 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,243 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,243 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Lifestyle, Lifestyle, Lifestyle! Here at Montana, you can relax with friends and family in this freshly painted, bright and open floorplan, that boasts 9' ceilings on the main and spacious bedrooms upstairs. Enjoy your tastefully designed kitchen with a breakfast bar PLUS flex area, NEW white shaker cabinets, granite counters, and stainless appliances. Entertain in your private, fenced yard which backs onto a quiet and beautifully landscaped walkway, or on your large balcony, located right off the kitchen. Living here you'll experience convenience - steps away from Hazelgrove Elementary, playgrounds, parks, amenities, and a quick drive to Fraser Hwy, Willowbrook Mall, and the future skytrain station! BONUS: 2 pets allowed and visitor parking is just a few steps away!