

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1985
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	39
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$3,656.64
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	410.00	<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	001-550-471

<b>Style of Home:</b>	2 Storey	<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>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Carport; Single,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	32 - Total Units in Strata: 32
<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>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Metropolitan - 778-574-1880

**Complex / Subdiv:** Maple Villas

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 31, PLAN NWS2037, DISTRICT LOT 245, GROUP 1, 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 OR V, AS APPROPRIATE

**Amenities:** In Suite Laundry,Storage

**Site Influences:** Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Storage Shed

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

**Listing Broker(s):** Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'0 x 8'2	Above	Bedroom	10'7 x 7'8
Main	Living Room	17'3 x 14'0			
Main	Eating Area	11'4 x 8'3			
Main	Dining Room	11'3 x 8'2			
Main	Laundry	11'0 x 5'0			
Above	Primary Bedroom	10'7 x 10'3			
Above	Bedroom	11'7 x 11'0			

<b>Finished Floor (Main):</b>	796 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	675 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,471 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,471 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

YOUR SEARCH ENDS HERE!! Rare opportunity to own a beautifully updated three-bedroom home with a HUGE fully-fenced backyard attracting lots of sun exposure. Create the garden of your dreams! You have to come and see it- you will be surprised by all the features! Super quiet and serene. Tucked away in the back of the complex away from the road within a cul-de-sac. Generous visitor parking. Too many updates to fit in here but some include: new flooring, baseboards, appliances, fireplace, windows, remote-controlled window coverings, paint, fence... and so much more! Super clean and move-in ready. Tons of storage options. Short walk to MRSS, parks, & transit. WEST is BEST for commuters! Come to our open houses on Sat. October 5th & Sun. 6th from 2-4pm. This one won't last so act quickly!!!