

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 1993
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 31
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> CD-2
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$2,917.09
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 593.35	<b>For Tax Year:</b> 2024
<b>View:</b>		<b>P.I.D.:</b> 018-576-672

<b>Style of Home:</b> Inside Unit	<b>Parking:</b> Total: 1 - Covered: 1
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 1
<b>Exterior:</b> Mixed, Vinyl	<b>Parking Access:</b> Front
<b>Foundation:</b>	<b>Parking:</b> Garage Underbuilding
<b>Rain Screen:</b>	<b>Locker:</b> Yes
<b>Renovations:</b>	<b>Units in Dev:</b>
<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> Natural Gas, Radiant	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Balcony(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Asphalt	<b>Fixtures Leased:</b>
<b>Floor Finish:</b> Laminate, Mixed, Carpet	<b>Fixtures Rmvd:</b>

**View:**

**Mgmt. Company:** Hugh & McKinnon

**Complex / Subdiv:** Chelsea Green

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

**Legal:** STRATA LOT 203, PLAN LMS509, DISTRICT LOT 124, GROUP 2, 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:** Bike Room, Club House, Elevator, Exercise Centre, Guest Suite, Pool; Outdoor, Storage, Swirlpool/Hot Tub, Wheelchair Access, Workshop Attached

**Site Influences:** Adult Oriented, Central Location, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Pantry

**Bylaw Restrict:** Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrict

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'2 x 10'6	Main	Laundry	7'7 x 3'10
Main	Dining Room	15'2 x 10'6			
Main	Living Room	16'7 x 9'10			
Main	Primary Bedroom	15'8 x 10'10			
Main	Bedroom	11'2 x 9'4			
Main	Storage	7'6 x 2'11			
Main	Foyer	4'4 x 4'2			

<b>Finished Floor (Main):</b> 1,140 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	Yes
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1	Main	3	No
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Finished Floor (Total):</b> 1,140 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 1,140 sqft	<b># Of Pets:</b> 2 - Cats: Yes, Dogs: Yes			

Welcome home to your bright & charming 2 bed/2 bath apartment in Chelsea Green. This nearly 1,150 sqft home was updated in 2024 with S/S appliances, Quartz counters, laminate flooring, cabinets, lighting, bathroom fixtures and fresh paint. This unit has spacious bedrooms, ample storage, and a bright & open living room with large west facing windows that lead onto a balcony overlooking a green space for peace and privacy. In-floor radiant heat, hot water and gas fireplace included in the maintenance fee. This amazing 55+ gated community includes a pool, hot tub, woodworking room, exercising room clubhouse and more! This property is easy to show and won't last long. Call to book your private showing today! Open house Saturday Oct 26 12-2pm