

<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>	1	<b>Zoning:</b>	R3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,713.71
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	275.00	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	006-709-681

<b>Style of Home:</b>	1 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>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<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>	Electric,Radiant	<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>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Self Managed
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 3, PLAN NWS2522, DISTRICT LOT 342, 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
<b>Amenities:</b>	None
<b>Site Influences:</b>	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Vacuum - Built In
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Century 21 Prudential Estates (Rmd) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 21'3			
Main	Dining Room	11'4 x 8'9			
Main	Kitchen	11'5 x 9'3			
Main	Eating Area	11'5 x 11'2			
Main	Foyer	4'1 x 5'4			
Main	Primary Bedroom	11'2 x 12'10			
Main	Bedroom	11'2 x 8'9			

<b>Finished Floor (Main):</b>	1,197 sqft	<b># Of Rooms:</b>	7	<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	2	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,197 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,197 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Immaculate ground floor spacious townhome in the age restricted 55+ sought after Complex Rosshire Mews. This gorgeous home has been beautifully maintained and features numerous upgrades. Including Vinyl windows, vinyl patio sliding door, kitchen appliances & counters, guest bathroom updates, guest bedroom new carpeting, central vacuum. The home is extremely spacious & bright it features an attached single car garage with lot's of storage. The home is centrally located and close to shopping and amenities. A fabulous opportunity!