

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1981
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	43
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	RM1
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,184.82
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	341.00	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	001-549-651

<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>	
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	57
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** REMI - 604-530-9944

**Complex / Subdiv:** Alderview

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

**Legal:** STRATA LOT 47, PLAN NWS2046, SECTION 20, TOWNSHIP 13, 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:** In Suite Laundry

**Site Influences:** Central Location,Private Yard,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

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

**Listing Broker(s):** Breakside Real Estate Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'3 x 13'8	Above	Bedroom	11'4 x 11'3
Main	Dining Room	11'3 x 9'5	Above	Laundry	6'1 x 10'
Main	Kitchen	11'4 x 10'11			
Main	Foyer	5'2 x 3'10			
Main	Storage	6'1 x 3'10			
Above	Primary Bedroom	11'4 x 11'2			
Above	Bedroom	11'4 x 9'5			

<b>Finished Floor (Main):</b>	581 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	632 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,213 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,213 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Check out this great home in Alderview! This home features a bright open living space, a cute white kitchen, electric fireplace, and laminate floors. Upstairs you'll find 3 spacious bedrooms, large laundry room with additional storage and a private patio off the primary bedroom. Large West exposed, fully fenced yard with artificial turf and storage shed. Covered carport and approx 20 additional open parking spots right in front of the unit. Nice complex within walking distance to the elementary school.