

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM30
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,599.17
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	536.48	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	018-652-166

<b>Style of Home:</b>	End Unit,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - 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>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Steadfast - 604-864-6400
<b>Complex / Subdiv:</b>	Lakepointe Villas
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	SL 21 PL LMS1283 SEC 30 TWP 16 NWD, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 14'6	Main	Laundry	6'7 x 4'
Main	Dining Room	15'9 x 10'6	Below	Recreation Room	24' x 16'
Main	Kitchen	11'3 x 10'	Below	Bedroom	13' x 12'
Main	Eating Area	9'2 x 7'7			
Main	Family Room	15'2 x 12'			
Main	Primary Bedroom	15'6 x 11'4			
Main	Bedroom	12'2 x 10'9			

<b>Finished Floor (Main):</b>	1,646 sqft	<b># Of Rooms:</b>	10	<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	No
<b>Finished Floor (Below):</b>	1,000 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Finished Floor (Total):</b>	2,646 sqft	<b>Basement:</b>	Full,Partly Finished			
<b>Unfinished Floor:</b>	646 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	3,292 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Spacious end unit at popular LakePointe Villas! All essentials are on the main floor in this bright & airy rancher w/full daylight bsmt. Large windows & high ceilings are just some of the features. Plenty of cabinets and counter space in kitchen. 2 gas F/P, famrm off kitchen, 3 beds/3 baths with large ensuite & walk in closet. Bsmt feature a bdrm, bath, recroom and workshop. Tons of storage, You'll love the large sundeck overlooking private backyard. Very well maintained complex with visitor parking. No age restrictions! Close to schools, shopping, recreation, parks, public transit & freeway. Small pets OK. Quick possession!