

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1985
Frontage (ft):		Bathrooms:	2	Age:	39
Lot Area:		Full Baths:	2	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,530.42
Rear Yard Exp:		Maint. Fee:	406.98	For Tax Year:	2024
View:	No			P.I.D.:	001-987-089

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Advantage Realty - 604-859-3141
Complex / Subdiv:	Fircrest Estate
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 78, PLAN NWS2207, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM
Amenities:	Club House
Site Influences:	Adult Oriented,Central Location,Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Intercom,Refrigerator,Stove,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 14'0	Main	Foyer	6'0 x 4'0
Main	Kitchen	11'6 x 10'6			
Main	Dining Room	11'6 x 10'0			
Main	Primary Bedroom	13'6 x 11'6			
Main	Walk-In Closet	6'0 x 6'0			
Main	Bedroom	12'6 x 11'0			
Main	Laundry	3'0 x 3'0			

Finished Floor (Main):	1,146 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,146 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,146 sqft	# Of Pets:	Cats: No, Dogs: No			

Fircrest Estates! This beautiful 2 bed/2 bath ground floor unit is over 1100 sq ft. This bright & spacious home has lg sliding doors at each end of the living space providing easy access to an outdoor patio & shared greenspace with a southern exposure in the rear & patio in the front. This unit has been completely renovated over the years & has been well maintained. High end flooring through out & pot lights in the main living area provides a touch of elegance. The kitchen is equipped with S/S appliances, Quartz? countertops, tile backsplash, ample cupboards & eating bar. Unique to this unit is the full ensuite off of the PBED. This 55+ complex has a well run Strata & is conveniently located near transit & is in walking distance to shopping and all amenities. Call today to book a showing!