

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	3	Age:	16
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,013.69
Rear Yard Exp:		Maint. Fee:	437.27	For Tax Year:	2024
View:	No			P.I.D.:	027-565-840

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,Garage; Double,Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt,Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL BCS2489 LT 30 DL 16 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
Amenities:	Elevator,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 11'6			
Bsmt	Dining Room	8'8 x 6'10			
Main	Kitchen	10'8 x 9'8			
Main	Primary Bedroom	13'0 x 12'2			
Main	Bedroom	13'9 x 12'0			
Main	Foyer	5'5 x 4'10			

Finished Floor (Main):	1,154 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	1,154 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,154 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	Cats: Yes, Dogs: Yes			

Premium "Orleans Ridge" GROUND FLOOR CORNER 2 bdrm + 2 1/2 bath, HUGE 1,154 Sq Ft with OPEN Concept living/dining room, gas fireplace, attractive GOURMET kitchen with lots of cabinets, quality NEWER stainless steel appliances, gas range & GRANITE counters & Island with breakfast bar. French doors open off spacious living room to a large (12'11 X 7'6) private, gated patio. Both bedrooms offer lots of closet space, ensuite bathroom, air conditioner & access to balcony. Master bedroom ensuite features corner soaker tub, separate shower & double sinks. Living areas with excellent detailed finishes: over height ceiling, archways & crown molding. Attractive vinyl plank throughout and tile floors in kitchen. Exquisite new light fixtures and crystal dining chandelier. Private 2 car GARAGE.