

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1985
Frontage (ft):		Bathrooms:	3	Age:	39
Lot Area:		Full Baths:	3	Zoning:	RM60
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,722.65
Rear Yard Exp:		Maint. Fee:	380.00	For Tax Year:	2024
View:	Yes			P.I.D.:	001-625-748

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Carport; Single, RV Parking Avail.
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	56 - Total Units in Strata: 56
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Heat Pump, Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : nature
Mgmt. Company:	Quay Pacific Property Mgmt
Complex / Subdiv:	Summer Wynd Meadows
Services Connected:	Electricity, Natural Gas, Sanitary Sewer
Legal:	STRATA LOT 5 PLAN NWS2264 SECTION 21 TOWNSHIP 16 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
Amenities:	Air Cond./Central, Club House
Site Influences:	Adult Oriented, Central Location, Golf Course Nearby, Recreation Nearby, Retirement Community, Shopping Nearby
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Vacuum - Roughed In, Windows - Thermo
Bylaw Restrict:	Age Restrictions, Pets Allowed w/Rest.
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 12'	Below	Hobby Room	18' x 12'
Main	Dining Room	11' x 10'	Below	Workshop	13' x 9'
Main	Living Room	16'6" x 13'6"			
Main	Primary Bedroom	15' x 11'			
Main	Bedroom	11' x 9'6"			
Below	Recreation Room	14' x 20'			
Below	Bedroom	14' x 14'			

Finished Floor (Main):	1,171 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	1,150 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Below	3	No
Finished Floor (Total):	2,321 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	0			
Grand Total:	2,321 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

Summerwynd Meadows! Well laid out 3 bedroom/ 3bath rancher with basement in the heart of town! 2 bedrooms on main floor, perfect for your office/den. Spacious rooms for your biggest furniture and a huge rec room downstairs. Downstairs there is a workshop and a large hobby room as well as a 3rd bedroom/bath for guests. Very well run complex - All windows, plumbing, fencing and roadways all redone in last 2 years. Heat pump/AC. Walk everywhere - only 2 blocks from Mall, Lake and bus exchange, plus Discovery Trail is just down the road. Cat allowed, no dogs.