

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1980
Frontage (ft):	Bathrooms:	2	Age:	44
Lot Area:	Full Baths:	1	Zoning:	MR 45
Flood Plain:	Half Baths:	1	Gross Taxes:	\$1,952.53
Rear Yard Exp:	Maint. Fee:	549.87	For Tax Year:	2024
View:			P.I.D.:	001-814-257

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,Open
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Hugh & McKinnon - 604-531-5247

Complex / Subdiv: Capstan Way

Services Connected: Electricity,Sanitary Sewer,Water

Legal: PLAN NWS1477 LT 51 LD 36 SEC 15 TWP 1 PART SE 1/4 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: None

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Drapes/Window Coverings,Refrigerator,Stove

Bylaw Restrict: Pets Not Allowed,Rentals Allowed,Smoking Restrictions

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 13'5			
Main	Dining Room	9'5 x 8'4			
Main	Kitchen	8'2 x 7'10			
Main	Primary Bedroom	13'8 x 10'10			
Main	Bedroom	14' x 10'8			
Main	Walk-In Closet	7'6 x 3'10			

Finished Floor (Main):	978 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	978 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	978 sqft	# Of Pets:				

TOP FLOOR, CORNER UNIT! Lovingly maintained original owner home with an abundance of natural light. Bright south east exposure to enjoy your morning coffee on your balcony. A great spacious functional floor plan that has the bedrooms separated for excellent privacy. The primary bedroom has a walk through closet to your convenient en-suite. With strata approval, laundry is permitted to be installed in the unit. Excellent storage including a storage locker on the same floor for convenience. A family friendly building (no age restriction) within walking distance to shopping, recreation, restaurants, library etc, just leave the car at home. Whether you are just starting out or downsizing for your retirement this unit is a must see. A great safe location close to the border and beach.