

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1981
Frontage (ft):		Bathrooms:	1	Age:	43
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,073.99
Rear Yard Exp:	North	Maint. Fee:	432.04	For Tax Year:	2024
View:	No			P.I.D.:	001-866-796

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Stucco,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 36
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Century 21 - 604-278-2121
Complex / Subdiv:	Silverwood Manor
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 11 SECTION 17 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLANNW1644 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,In Suite Laundry,Recreation Center,Storage,Wheelchair Access,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Not Allowed,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 13'	Main	Laundry	9'11 x 5'11
Main	Dining Room	9'6 x 8'3	Main	Foyer	8'9 x 6'
Main	Kitchen	10'1 x 9'11			
Main	Primary Bedroom	17'1 x 12'1			
Main	Walk-In Closet	8'5 x 4'			
Main	Bedroom	10'9 x 9'3			
Main	Storage	8' x 3'1			

Finished Floor (Main):	1,167 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,167 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,167 sqft	# Of Pets:	Cats: No, Dogs: No			

Quick possession possible. Bright & Spacious, lots of updates & a great layout in Silverwood Manor – an excellent community where one occupant is to be age 55+. Maple kitchen, updated bathrm, new carpets, 2 bedrms - massive primary bedrm w/walk through closet to full bathrm. Huge balcony to enjoy your morning coffee. In-suite laundry, insuite den/storage rm + a storage locker in the secured underground parking. RV parking & loads of visitors parking. Very well run & maintained building w/workshop & a rec rm w/kitchen, pool table & shuffleboard. Bonus - Maintenance fee includes electricity, heat & hot water. Fantastic central location - minutes to everything & Mill Lake Park down the street, bus stop out front & quick Hwy access. No pets or smoking. Rentals allowed. Great place to call home