

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):	Bathrooms:	2	Age:	15
Lot Area:	Full Baths:	2	Zoning:	CDZ
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,983.10
Rear Yard Exp View:	Maint. Fee:	305.97	For Tax Year:	2024
			P.I.D.:	027-928-667

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Other,Vinyl	Parking Access:	Rear
Foundation:		Parking:	Carport & Garage
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Associa - 604-592-5661

Complex / Subdiv: Tate

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: ST LT 89 SEC 21 TWP 8 NWD ST PLAN BCS3264 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: None

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 14'6			
Main	Kitchen	12'9 x 8'5			
Main	Dining Room	14'11 x 8'11			
Above	Primary Bedroom	13'3 x 12'7			
Above	Bedroom	12'8 x 9'10			
Bsmt	Foyer	6'11 x 4'3			
Bsmt	Den	9'10 x 8'10			

Finished Floor (Main):	591 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	591 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	225 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,407 sqft	Basement:	Fully Finished,Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,407 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Lovingly maintained and tastefully updated home. A welcoming foyer with a den that could easily be turned into a 3rd bedroom. Open plan main floor with lovely laminate floors. An updated fabulous kitchen that is strategically placed between the living and dining rooms; has refaced cabinet doors, quartz counters, a large pantry unit and a huge island with overhang for situp visiting / eating. The living room has a rock faced fireplace and sliders to your sundeck complete with gazebo. Upstairs has newer carpets, the primary bedroom having a full en-suite. All bedrooms have closet organizers. Window screens, fresh decor, newer fridge and stove. All bathrooms have updated refaced vanity doors, undermount sinks, quartz counters and tile floors. Oversized garage with slat wall storage. A 10!