

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	35
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,422.53
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	510.35	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	013-761-986

<b>Style of Home:</b>	1 Storey,Ground Level Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Lane,Rear
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	26 - Total Units in Strata: 26
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s),Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Mixed,Tile	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Peninsula - 604-385-2242

**Complex / Subdiv:** MONTICELLO

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 2, PLAN NWS2974, SECTION 11, TOWNSHIP 1, 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

**Amenities:** Club House,In Suite Laundry,Storage

**Site Influences:** Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Intercom

**Bylaw Restrict:** Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6' x 4'8			
Main	Living Room	13'7 x 11'8			
Main	Dining Room	11'3 x 8'9			
Main	Kitchen	14'3 x 8'5			
Main	Primary Bedroom	13'8 x 11'			
Main	Bedroom	11'5 x 9'			
Main	Laundry	8' x 5'9			

<b>Finished Floor (Main):</b>	1,049 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,049 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,049 sqft	<b># Of Pets:</b>	1 - Cats: Yes			

The Monticello 55+, ground floor 2 bedroom corner unit. This well designed floor plan offers bedrooms on either side of the unit, a walk in laundry with side by side newer W/D and storage, as well as a private entry through the covered patio. Your updated kitchen has granite counters, SS appliances, a nice sized pantry, with an open layout to your Dining & Living Rooms. Enjoy your mornings on your covered patio, or the rooftop deck. This unit is very clean and well kept. Community Room available for larger gatherings. 1 cat allowed, walking distance to transit & shopping.