

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1998
Frontage (ft):	Bathrooms:	3	Age:	26
Lot Area:	Full Baths:	2	Zoning:	CD-15
Flood Plain:	Half Baths:	1	Gross Taxes:	\$5,122.52
Rear Yard Exp:	Maint. Fee:	367.60	For Tax Year:	2024
View:			P.I.D.:	024-025-160

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 65
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: Self Managed

Complex / Subdiv: Munday Creek

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

Legal: STRATA LOT 3 DISTRICT LOTS 124 AND 252 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS3096 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: None

Site Influences: Adult Oriented,Recreation Nearby

Features: Fireplace Insert,Garage Door Opener,Microwave

Bylaw Restrict: Age Restrictions

Listing Broker(s): Oakwyn Realty Ltd. (Branch), Oakwyn Realty Ltd. (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	10'11 x 12'7	Main	Family Room	11'1 x 10'3
Main	Walk-In Closet	5'3 x 6'7	Main	Patio	30'5 x 15'4
Main	Laundry	6'1 x 7'2	Above	Bedroom	10'11 x 14'7
Main	Foyer	6'1 x 9'7	Above	Bedroom	9'0 x 15'9
Main	Living Room	14'6 x 13'7	Above	Den	14'4 x 12'6
Main	Dining Room	16'7 x 9'5			
Main	Kitchen	11'6 x 11'11			

Finished Floor (Main):	1,353 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	705 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	Yes
Finished Floor (Total):	2,058 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,058 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Munday Creek! This spacious 3-bedroom plus DEN, 3-bathroom home in a 55+ age-restricted complex offers over 2,000 sq. ft. of comfortable living. Recently updated with over \$60,000 in renovations, this home features modern finishes and thoughtful upgrades throughout. The open-concept layout is perfect for entertaining, with a beautifully renovated kitchen, new flooring, and refreshed bathrooms and more! The large den provides extra space for an office or hobby room. This home also has a MASTER ON THE MAIN for easy access. Enjoy peaceful living in this well-maintained community, with easy access to amenities and outdoor activities. This home is move-in ready, offering both style and comfort in a prime location. Contact Us Today before it's GONE!