

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,631.43
Rear Yard Exp:	North	Maint. Fee:	417.96	For Tax Year:	2024
View:	No			P.I.D.:	017-336-082

Style of Home:	Corner Unit	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	No	Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 81
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Cross roads management - 778-578-4445
Complex / Subdiv:	Canterbury Green
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 62 SECTION 16 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NW2616 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Tennis Court(s)
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Smoke Alarm, Sprinkler - Fire, Stove
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'4 x 5'0			
Main	Kitchen	10'0 x 12'6			
Main	Dining Room	11'0 x 13'0			
Main	Primary Bedroom	14'6 x 11'0			
Main	Bedroom	15'0 x 9'0			
Main	Living Room	13'0 x 20'0			

Finished Floor (Main):	1,251 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,251 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,251 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Wow a huge 2 bedroom corner unit with balcony facing south west. 1250 square feet of home 2 full bathrooms 10 foot ceilings with crown moulding. Generous bedrooms large living room, Dining room and bright kitchen. All new appliance, flooring, paint, blinds and more. Excellent building close to all amenities and boasts a pool, tennis courts, exercise room and large meeting room. Excellent value in a great location and like new. Call today to arrange your private showing