

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1975
Frontage (ft):		Bathrooms:	1	Age:	49
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,000.06
Rear Yard Exp:		Maint. Fee:	420.65	For Tax Year:	2024
View:	No			P.I.D.:	001-333-305

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	18 - Total Units in Strata: 18
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Advantage - 604-858-7368
Complex / Subdiv:	CLOUDCROFT MANOR
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 15, PLAN NWS430, DISTRICT LOT 48, 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:	None
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'11 x 8'			
Main	Living Room	13'9 x 11'11			
Main	Kitchen	8' x 10'			
Main	Bedroom	11'5 x 12'8			

Finished Floor (Main):	745 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	745 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	745 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to CloudCroft Manor! Perfection is in this 55+ TOP floor unit, fully remodelled in every way! Bring your small dog or cat!!!! There is simply nothing to do! Stainless steel appliances, new modern flooring, an open kitchen with quartz countertops, and massive island with room for stools. Enjoy modern cabinetry, quartz countertops, fully marble upgraded bathroom with stunning walk-in shower, upgraded glass fixtures, large master bedroom fits king bed, and so much more! So much storage and closet space. Enjoy newer washer/ dryer and underground parking! This building has a new roof, new windows and is extremely well run. This is a very community-driven building with its own party room and coffee and social area! Central to shopping and transit.