

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 1974
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 1	<b>Age:</b> 50
<b>Lot Area:</b>	<b>Full Baths:</b> 1	<b>Zoning:</b> RM-2
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$1,940.60
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 530.95	<b>For Tax Year:</b> 2024
<b>View:</b> No		<b>P.I.D.:</b> 001-215-990

<b>Style of Home:</b> Ground Level Unit	<b>Parking:</b> Total: 1 - Covered: 1
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 1
<b>Exterior:</b> Brick, Vinyl, Wood	<b>Parking Access:</b>
<b>Foundation:</b>	<b>Parking:</b> Garage Underbuilding
<b>Rain Screen:</b>	<b>Locker:</b> Yes
<b>Renovations:</b>	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 0 - Fuel: None	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Baseboard, Hot Water	<b>Property Disc:</b> No
<b>Outdoor Area:</b> Patio(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Tar & Gravel	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Wall/Wall/Mixed	<b>Fixtures Rmvd:</b> No

<b>View:</b> No
<b>Mgmt. Company:</b> Haven Properties - 604-538-3823
<b>Complex / Subdiv:</b> BLACKWOOD MANOR
<b>Services Connected:</b> Electricity, Water
<b>Legal:</b> STRATA LOT 16 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLANNW232
<b>Amenities:</b> Elevator, Shared Laundry, Storage, Wheelchair Access, Workshop Attached
<b>Site Influences:</b> Central Location, Recreation Nearby, Shopping Nearby
<b>Features:</b> Dishwasher, Refrigerator, Stove
<b>Bylaw Restrict:</b> Pets Allowed w/Rest.
<b>Listing Broker(s):</b> Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			
Main	Kitchen	9' x 8'			
Main	Dining Room	9' x 7'			
Main	Primary Bedroom	12' x 11'			
Main	Bedroom	12' x 8'			

<b>Finished Floor (Main):</b> 899 sqft	<b># Of Rooms:</b> 5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 0 sqft	<b># Of Kitchens:</b> 1	Main	4	No
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1			
<b>Finished Floor (Bsmnt):</b> 0 sqft	<b>Crawl/Bsmnt Height:</b>			
<b>Finished Floor (Total):</b> 899 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 899 sqft	<b># Of Pets:</b> Cats: Yes, Dogs: Yes			

Welcome to Blackwood Manor! Large ground level unit with 2 spacious bedrooms. Huge fenced oversized sun soaked patio with southern exposure. Excellent central location, a short walk to shopping and transit. No age restrictions. Bring your oversized dog. All dog sizes are welcome with no restrictions. Shared laundry is on the same floor right beside the unit for easy convenience. Wheelchair access from back lane parkade entry.