

Depth/Size (ft):	0.00	Bedrooms:	4	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	3	Age:	42
Lot Area:		Full Baths:	3	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,133.91
Rear Yard Exp:		Maint. Fee:	698.21	For Tax Year:	2024
View:	Yes			P.I.D.:	018-266-177

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Glass,Metal,Stucco	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 159
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt,Wood	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Green space
Mgmt. Company:	Associa - 604-595-8641
Complex / Subdiv:	CEDAR SPRINGS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 79, PLAN LMS221, PART NE1/4, SECTION 26, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE
Amenities:	Air Cond./Central,Club House,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Recreation Center,Storage,Workshop Attached
Site Influences:	Gated Complex,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Other - See Remarks,Smoke Alarm
Bylaw Restrict:	Pets Allowed
Listing Broker(s):	Royal LePage Little Oak Realty, Team Powerhouse Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	14'0 x 16'0	Main	Bedroom	11'0 x 12'0	Below	Other	7'0 x 8'0
Main	Walk-In Closet	4'0 x 7'0	Main	Foyer	8'0 x 7'0	Below	Living Room	22'0 x 17'0
Main	Laundry	3'0 x 5'0	Below	Bedroom	16'0 x 14'0	Below	Bedroom	11'0 x 11'0
Main	Family Room	12'0 x 11'0	Below	Walk-In Closet	12'0 x 4'0	Main	Patio	43'0 x 7'0
Main	Dining Room	13'0 x 8'0	Below	Hobby Room	9'0 x 10'0			
Main	Living Room	17'0 x 14'0	Below	Workshop	11'0 x 6'0			
Main	Kitchen	13'0 x 10'0	Below	Storage	25'0 x 8'0			

Finished Floor (Main):	1,444 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	1,444 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	4	No
Finished Floor (Total):	2,888 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,888 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Cedar Springs, which is among beautiful walking trails and a wide open yard in a very quiet section of the neighbourhood. This beautiful inviting corner unit is updated, new carpets, & fresh paint, light fixtures, Air cond, newer furnace H/W tank & flooring. A spacious main-floor is great for entertaining family & friends. Bright kitchen with newer stainless steel appliances, a family room or eating area gives access to the deck overlooking a peaceful greenbelt. Lge primary bedrm on the main floor with a spa-like ensuite also has access to the large private deck. The lower level includes two additional bedrooms w/full bath, a hobby room, wrkshp, lge family room, summer kitchen, and storage. Relax at the indoor pool and hot-tub & gym at the Clubhouse. Come, enjoy luxury living!