

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	CD-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,027.11
Rear Yard Exp:		Maint. Fee:	622.48	For Tax Year:	2024
View:	Yes			P.I.D.:	018-576-842

Style of Home:	Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : North Shore Mountains
Mgmt. Company:	Hugh & McKinnon
Complex / Subdiv:	Chelsea Green
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 220, PLAN LMS509, DISTRICT LOT 124, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Recreation Center,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'6			
Main	Dining Room	16'6 x 10'			
Main	Kitchen	18' x 8'			
Main	Primary Bedroom	15' x 11'6			
Main	Bedroom	11'4 x 9'6			
Main	Laundry	6' x 5'			
Main	Storage	7'6 x 3'			

Finished Floor (Main):	1,196 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,196 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,196 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Chelsea Green SHOW STOPPER! 55+ Immaculate, updated penthouse condo offers 2 bedrooms, 2 full baths, 1196 sf & a spacious/bright open floorplan. Some of the many updates include fresh paint, new plush carpets, new vinyl flooring, updated kitchen fixtures with stainless appliances & recessed lighting, updated bathroom fixtures/quartz counters. Features include vaulted ceiling, gas fireplace, ceiling fans, ample storage, secure underground parking and west facing deck with amazing views of greenspace & mountains! The complex amenities are impressive with a large clubhouse, outdoor pool, fully stocked workshop, full kitchen, hot tub, exercise room, RV parking, car wash & more! Sit back and relax or join in some of the many organized events! This home is a 10+ and must see.