

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	30
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,180.32
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	411.64	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	018-964-320

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	69
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Fraser Property Management - 604-466-7021
<b>Complex / Subdiv:</b>	Fraser Glen
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 14, PLAN LMS1596, DISTRICT LOT 402, GROUP 1, 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
<b>Amenities:</b>	Club House,Pool; Indoor,Recreation Center
<b>Site Influences:</b>	Adult Oriented,Central Location,Recreation Nearby,Retirement Community,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Vaulted Ceiling
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 13'10	Below	Family Room	22'11 x 13'2
Main	Dining Room	11'8 x 12'	Below	Laundry	9'2 x 6'6
Main	Kitchen	11'4 x 9'5	Below	Foyer	4'6 x 5'8
Main	Eating Area	12'7 x 5'8	Below	Storage	8'2 x 6'4
Main	Primary Bedroom	11'4 x 15'2			
Main	Patio	12'5 x 8'			
Below	Bedroom	7'9 x 11'2			

<b>Finished Floor (Main):</b>	944 sqft	<b># Of Rooms:</b>	11	<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	Yes
<b>Finished Floor (Below):</b>	793 sqft	<b># Of Levels:</b>	2	Below	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,737 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,737 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Discover the perfect blend of comfort & convenience in this charming 2 bedroom & 2 bathroom home located in the esteemed Fraser Glen community. Designed specifically for those aged 55 & over, this neighbourhood offers a welcoming atmosphere & amenities tailored to enhance your lifestyle. Enjoy an open concept layout that features a large kitchen with ample counter/cupboard space & island, dining room with glass sliders to the west facing balcony & living room with gas fireplace, vaulted ceilings and walk out to your private patio & garden area, perfect for relaxing or enjoying your morning coffee. The family room is separate from the main living space & is perfect for those seeking privacy or a quiet space to work from home. Conveniently located near shopping, dining, recreation & transit.