

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1987
Frontage (ft):	Bathrooms:	2	Age:	37
Lot Area:	Full Baths:	2	Zoning:	RM45
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,538.73
Rear Yard Exp:	Maint. Fee:	535.00	For Tax Year:	2024
View:			P.I.D.:	010-265-872

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	56 - Total Units in Strata: 56
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: Davin Management Ltd.

Complex / Subdiv: Cambridge II

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 1 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2730 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Elevator,Exercise Centre,In Suite Laundry,Storage,Workshop Attached

Site Influences: Central Location,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Not Allowed,Rentals Allowed,Smoking Restrictions

Listing Broker(s): Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13'8 x 14'0	Main	Eating Area	8'5 x 6'3
Main	Walk-In Closet	4'10 x 8'8	Main	Dining Room	12'3 x 8'5
Main	Bedroom	12'0 x 11'0	Main	Living Room	17'2 x 14'0
Main	Office	6'11 x 7'11	Main	Patio	15'0 x 11'1
Main	Laundry	6'0 x 5'6			
Main	Foyer	5'10 x 7'2			
Main	Kitchen	8'5 x 10'1			

Finished Floor (Main):	1,405 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,405 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,405 sqft	# Of Pets:	Cats: No, Dogs: No			

Welcome to Cambridge II, a reputable building, known for it's large floor plans, spacious bedrooms, and beautiful trees. This fantastic 2 bed, 2 bath condo offers a large office, a gas burning fireplace, ample pantry space in the kitchen, and a laundry room. The primary bedroom boasts a large walk-in closet, sizeable ensuite, and a sliding door to the 159 sq.ft. patio. Just steps to Semiahmoo mall, this location cannot be beat!

