

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	2	Age:	36
Lot Area:		Full Baths:	2	Zoning:	RM45
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,047.35
Rear Yard Exp:	East	Maint. Fee:	429.37	For Tax Year:	2024
View:	No			P.I.D.:	008-143-111

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Advantage Realty - 604-859-3141
Complex / Subdiv:	Crown Point Villas
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 11, PLAN NWS2605, PART SE1/4, SECTION 26, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY
Amenities:	Air Cond./Central,Club House,In Suite Laundry,Workshop Detached
Site Influences:	Adult Oriented
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX Aldercenter Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 12'2	Main	Walk-In Closet	5'4 x 9'11
Main	Kitchen	12'4 x 14'2			
Main	Dining Room	12'0 x 12'2			
Main	Primary Bedroom	10'7 x 14'5			
Main	Bedroom	10'0 x 8'5			
Main	Foyer	4'8 x 6'2			
Main	Laundry	6'8 x 7'10			

Finished Floor (Main):	1,219 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,219 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,219 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Stunning renovated lower unit in Crown Point Villas. No expense spared. Amazing new kitchen with quartz counter-tops, high end appliances, island with eating bar, coffee station and massive amount of cupboard space! Totally opened up to the living room. Brand new bathrooms including toilets, vanities, heated floors, shower and lighting. Huge laundry/utility room with tons of storage. Full second bedroom for guests. All new flooring, baseboard heaters, door and floor trim, power blinds and 3 zone A/C heat pump. New washer and dryer and a terrific location overlooking common space. New patio surface, artificial turf and fully fenced. There is nothing else to do but move in and love it! You will be impressed.