

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1975
Frontage (ft):	Bathrooms:	1	Age:	49
Lot Area:	Full Baths:	1	Zoning:	RML
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,172.25
Rear Yard Exp:	Maint. Fee:	538.43	For Tax Year:	2024
View:			P.I.D.:	001-333-216

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	
Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company: HomeLife Advantage Realty Ltd - 604-858-7368

Complex / Subdiv:

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

Legal: STRATA LOT 7, PLAN NWS430, DISTRICT LOT 48, GROUP 2, 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

Amenities: Elevator,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.

Listing Broker(s): RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 11'11	Main	Solarium	22'10 x 6'10
Main	Dining Room	13'8 x 8'10			
Main	Kitchen	9'9 x 8'1			
Main	Foyer	8'9 x 3'6			
Main	Primary Bedroom	12'1 x 10'			
Main	Bedroom	10' x 9'9			
Main	Laundry	5' x 2'7			

Finished Floor (Main):	945 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	945 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	945 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome home to this Beautiful 2 Bed Spacious layout, just under 1,000 sq.ft CORNER New Laminate Flooring, New paint & baseboards, Updated Kitchen with Cabinets thru to dining rm, Cupboards galore, oversized Custom Pantry w/ slide-outs, SS appliances, & under-cabinet lighting! Updated bathroom w/ walk-in shower! HUGE living rm w/ electric Fireplace. sprawling enclosed Solarium w/ vinyl plank flooring for even more year round living space! Bonus: In-Suite Laundry, large Storage Locker & 1 covered parking spot in the secure garage to complete this perfect package, just move in! Croft Manor, for 55 plus adult lifestyle condo with Games & Fitness rm, 2 Lounges! Pets are allowed w/ restrictions. Central location, shopping transit, etc. & great freeway access! OPEN HOUSE Sat 1-3pm Nov 2nd