

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:	\$2,411.71
Rear Yard Exp:	South	Maint. Fee:	556.63	For Tax Year:	2024
View:				P.I.D.:	003-881-962

Style of Home:	End Unit,Upper Unit	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:	No	Locker:	No
Renovations:		Units in Dev:	100 - Total Units in Strata: 100
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: Obsidian Property Mgmt - 604-757-3151

Complex / Subdiv: Kensington Gate

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

Legal: STRATA LOT 14, NW1/4, SECTION 31, TOWNSHIP 2, STRATA PLAN NW2395 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub

Site Influences: Central Location,Private Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security - Roughed In,Vacuum - Roughed In,Windows - Thermo

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'4 x 9'8	Below	Foyer	6'4 x 6'3
Main	Eating Area	12'8 x 9'8			
Main	Living Room	18' x 12'8			
Main	Dining Room	13'9 x 8'8			
Main	Primary Bedroom	14'3 x 13'5			
Main	Bedroom	14'4 x 9'4			

Finished Floor (Main):	1,397 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	70 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,467 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,467 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home to #14 at Kensington Gate. Enjoy plenty of natural light in this bright upper corner plan features windows on three sides. You will love the covered, private south facing balcony that is perfect for BBQing & a bonus north balcony that's perfect for morning coffee. Recent upgrades include fresh paint, gas fireplace, clothes washer, flooring & blinds (2011). Parking for 3 incl. garage and long driveway for two. All ages & 2 pets welcome. This gated community has all the amenities: outdoor pool, hot tub and clubhouse. Quiet location near shops, transit & schools.