

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1975
Frontage (ft):	30.00	Bathrooms:	2	Age:	49
Lot Area: (sq.ft.)	3,000.00	Full Baths:	2	Zoning:	MD465
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	032-332-009

Style of Home:	2 Storey	Parking:	Total: 3
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 2, PLAN EPS10775, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	None
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'9 x 4'1	Above	Bedroom	9'6 x 12'4
Main	Living Room	11'7 x 15'1	Above	Bedroom	9'3 x 10'6
Main	Pantry	6' x 2'5	Above	Walk-In Closet	4'11 x 3'2
Main	Dining Room	8'6 x 12'5			
Main	Kitchen	10'7 x 7'9			
Above	Bedroom	10'5 x 12'9			
Above	Walk-In Closet	3'2 x 5'8			

Finished Floor (Main):	628 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	665 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,293 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,293 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

This beautifully renovated 3bed & 2bath half-duplex with NO strata FEES is a true gem. In the kitchen, you'll find new quartz countertops & a gas stove hookup. The entire property is Completely Renovated. New plumbing & electrical systems to ensure safety & efficiency. Enjoy peace of mind under a new roof & take advantage of new windows & blinds. Property is also prepped for AC & CCTV cameras. Newly installed furnace with on-demand hot water & sprinkler system. Step outside to a large outdoor seating area, perfect for entertaining complete with a gas BBQ hookup that is ready summer cookouts. Newly paved driveway adds convenience, making parking a breeze for you & your guests. Appliance package credit available. With so many appealing features, this property won't stay on the market long!