

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1996
Frontage (ft):	Bathrooms:	3	Age:	28
Lot Area:	Full Baths:	2	Zoning:	RM1
Flood Plain:	Half Baths:	1	Gross Taxes:	\$4,620.12
Rear Yard Exp:	Maint. Fee:	673.00	For Tax Year:	2024
View:	Yes		P.I.D.:	023-574-780

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 95
# of Fireplaces:	2 - 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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	Dwell - 604-821-2999
Complex / Subdiv:	COVENTRY WOODS
Services Connected:	Electricity
Legal:	STRATA LOT 56, PLAN LMS2035, PART E1/2, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE
Amenities:	Exercise Centre,In Suite Laundry,Recreation Center,Swirlpool/Hot Tub
Site Influences:	Central Location,Greenbelt,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 13'9	Main	Laundry	5'4 x 8'3
Main	Dining Room	13'2 x 10'1	Main	Foyer	4'10 x 7'7
Main	Kitchen	9'5 x 9'7	Above	Bedroom	15'8 x 12'6
Main	Family Room	13'5 x 12'4	Above	Bedroom	12'10 x 12'11
Main	Eating Area	9'9 x 9'7	Above	Walk-In Closet	4'7 x 6'
Main	Primary Bedroom	13' x 15'			
Main	Walk-In Closet	5'8 x 3'11			

Finished Floor (Main):	1,270 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	679 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	No
Finished Floor (Total):	1,949 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,949 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Coventry Woods! Sought after gated complex surrounded by lush greenbelt, close to schools, shopping, restaurants, transit & easy access to HWY 1. This DUPLEX style home offers a great layout w/ VAULTED ceiling in L/R & D/R plus family room off the kitchen. The spacious PRIMARY bdrm on the MAIN floor offers greenbelt views, updated ensuite w/quartz counters, designer lighting, W/I shower & soaker tub. The main floor boasts newer flooring, fresh paint & updated blinds. The kitchen has been updated w/quartz counters, backsplash & has S/S appl. Two large bedrooms upstairs w/ shared main bathroom, one w/ W.I closet. One of the LARGEST fenced yards in the complex, great for entertaining! Amenities-Club House pool, hot tub & exercise rm. No age restriction, pet friendly, no size restriction.