

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

<b>Style of Home:</b>	Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 95
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Hot Water,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Greenbelt
<b>Mgmt. Company:</b>	Dwell - 604-821-2999
<b>Complex / Subdiv:</b>	COVENTRY WOODS
<b>Services Connected:</b>	Electricity
<b>Legal:</b>	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
<b>Amenities:</b>	Exercise Centre,In Suite Laundry,Recreation Center,Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location,Greenbelt,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	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			

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