

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1987
Frontage (ft):		Bathrooms:	2	Age:	37
Lot Area:		Full Baths:	2	Zoning:	RM-15
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,210.91
Rear Yard Exp:	West	Maint. Fee:	455.70	For Tax Year:	2024
View:				P.I.D.:	008-282-145

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 58
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:

Mgmt. Company: FRASER PROPERTY MANAGEMENT

Complex / Subdiv: Charleston Green

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

Legal: STRATA LOT 34 SECTION 16 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NW2625 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PORPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House

Site Influences: Adult Oriented,Gated Complex,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby

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

Bylaw Restrict: Age Restrictions,Pets Allowed,Rentals Allwd w/Restrctns

Listing Broker(s): RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 5'8	Above	Bedroom	11'0 x 13'9
Main	Living Room	13'3 x 17'2	Main	Laundry	7'6 x 6'7
Main	Dining Room	13'3 x 8'11			
Main	Kitchen	10'3 x 10'11			
Main	Eating Area	9'7 x 8'11			
Main	Primary Bedroom	11'0 x 15'11			
Main	Walk-In Closet	7'6 x 5'0			

Finished Floor (Main):	1,034 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	310 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,344 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,344 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This private, gated 55+ townhome complex is quiet & serene yet a short walk to all amenities. Completely reno'd & updated this 2 bed 2 bath 1345 sq ft home features all wood cabinets with glass doors, soft close, pull outs, quartz c/ tops, Island with pendulum lighting, glass tile backsplash, s/s top end appliances and lots of natural light. Lrg LR w/vaulted ceiling, 2 skylights, fireplace, all new doors & hardware, window treatments, baseboards & thermostats, LED lighting, Hardwood & vinyl flooring. piping upgraded to PEX. Main bedroom has Closet organizers, ensuite w/huge shower. Another lrg bedrm with full bathrm upstairs for guests, family or your own hide away. This gated complex is well cared for (roof 2013) with low fees of \$455. everything done for you to enjoy !