

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,203.08
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	690.43	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-441-300

<b>Style of Home:</b>	1 Storey,Inside Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Stone,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	219
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : GOLF COURSE AND MOUTAINS
<b>Mgmt. Company:</b>	Pacific Quorum - 604-635-0260
<b>Complex / Subdiv:</b>	ST. ANDREWS at Northview
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL BCS2562 LT 102 LD 36 SEC 13 TWP 2
<b>Amenities:</b>	Bike Room,Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Sauna/Steam Room,Storage,Swirlpool/Hot Tub
<b>Site Influences:</b>	Gated Complex,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Pantry,Smoke Alarm,Sprinkler - Fire,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'6 x 7'11	Main	Bedroom	10'10 x 13'0
Main	Kitchen	11'3 x 13'0	Main	Laundry	8'9 x 6'6
Main	Dining Room	8'8 x 13'9			
Main	Living Room	12'5 x 16'3			
Main	Den	9'6 x 10'2			
Main	Primary Bedroom	11'10 x 15'9			
Main	Walk-In Closet	8'1 x 10'3			

<b>Finished Floor (Main):</b>	1,476 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,476 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,476 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

PRESTINE and in MINT Condition! Welcome to this LUXURIOUS 2 bed/2 bath condo with PEACEFUL VIEWS of Northview Golf Course, surrounded by matures trees for extra PRIVACY. Sitting on your over sized balcony and relaxing is one of the highlights to this home and a life style that won't disappoint. Upon entering, you will appreciate the OPEN FLOOR plan with spacious kitchen, tons of cabinet space, S/S app/ w gas range and center island to entertain. Living room boasts gas fire place with sliding doors entering to your SERENE patio. Pantry/Laundry room has CALIFORNIA CLOSETS for organization. 2 parking, storage locker across from unit on same floor. RESORT STYLE amenities like billiards room, steam room, sauna, hot tub, pool and more is there to spoil you. OPEN HOUSE SAT (2-4)