

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,120.11
Rear Yard Exp:		Maint. Fee:	478.59	For Tax Year:	2024
View:	No			P.I.D.:	018-560-709

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Single,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	68
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Leonis Management - 604-575-5474
Complex / Subdiv:	Sunnyside Gate
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 65, PLAN LMS545, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, PHASE IV TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Club House,Garden,In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 3'4	Main	Bedroom	8'6 x 9'5
Main	Dining Room	11'1 x 10'8	Main	Laundry	4'11 x 3'0
Main	Living Room	11'11 x 14'7	Main	Patio	21'4 x 17'11
Main	Kitchen	10'1 x 17'7	Above	Loft	21'0 x 12'1
Main	Primary Bedroom	13'10 x 12'11			
Main	Walk-In Closet	5'5 x 4'11			
Main	Bedroom	10'7 x 11'3			

Finished Floor (Main):	1,361 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	287 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,648 sqft	Basement:	Crawl,None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,648 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

COMPLETELY RENOVATED (Show home quality & finish) this rarely available END-UNIT RANCHER features 3 good sized bedrooms (including the primary) on the main floor & an additional loft space upstairs for a home office, additional family room or even a fourth bedroom. Located in the quiet part of the complex, this one of a kind home boasts an open floor plan w/ a chef's dream kitchen, Living room w/ a cozy gas fireplace & very private and fenced yard surrounded by mature landscaping. The primary suite feat. vaulted ceilings, a walk-in closet, and a luxurious ensuite incl. dbl wide shower with seamless glass. This home offers a desirable lifestyle for all ages! Well-run complex near recreation, excellent schools, shopping, restaurants & efficient transportation routes (hwy 99 & King George).