

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	2	Age:	36
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,460.65
Rear Yard Exp:		Maint. Fee:	525.27	For Tax Year:	2024
View:	No			P.I.D.:	008-071-047

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt, Other	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	Cypress Park
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 2, PLAN NWS2600, PART W1/2, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, 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, Elevator, Guest Suite, In Suite Laundry, Storage, Workshop Attached
Site Influences:	Central Location, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions, Pets Not Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford), Chamberlain Property Group (AIR)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 17'6			
Main	Dining Room	8'6 x 13'6			
Main	Kitchen	8'6 x 9'8			
Main	Primary Bedroom	11' x 17'			
Main	Bedroom	10'6 x 13'			
Main	Den	11'6 x 9'8			

Finished Floor (Main):	1,234 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,234 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,234 sqft	# Of Pets:	Cats: No, Dogs: No			

55+ Patio Level Living at its best. Experience this wonderful 2 bed 2 bath 1234 SF condo. Southern exposure gives you all the light you need in the winter and keeps you cooler in the summer afternoons and comfy all year round with an enclosed wrap around deck equipped with power blinds to increase your livable space above and beyond the unit itself. Full size laundry room and plenty of storage. Room for the dining table and the breakfast table. Large bedroom, and a walk through closet in the master leading you to the ensuite. It's a great corner floor plan, bedrooms separate, then close to the front entry elevator and access to parking spot. Walkability is very good, literally you could go full blown pedestrian. Groceries, transit, Drs, Churches, quick access to the freeway. It's all here.