

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,469.26
Rear Yard Exp:		Maint. Fee:	640.42	For Tax Year:	2024
View:	No			P.I.D.:	023-073-551

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	395 - Total Units in Strata: 395
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Crossroads Property Mgmt - 778-578-4445
Complex / Subdiv:	CHELSEA GARDENS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PLAN LMS 1416 LOT 143 PART NW 1/4 SECTION 16 TOWNSHIP 2 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
Amenities:	Club House,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub,Workshop Detached
Site Influences:	Adult Oriented,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Vacuum - Built In,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Macdonald Realty (Delta), Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 21'3	Main	Primary Bedroom	12'7 x 19'1
Main	Dining Room	9'8 x 11'9	Main	Bedroom	11'0 x 12'8
Main	Kitchen	10'11 x 10'1	Main	Patio	10'8 x 7'10
Main	Pantry	3'4 x 8'6	Below	Foyer	4'10 x 5'11
Main	Nook	8'6 x 6'10	Below	Storage	3'4 x 10'3
Main	Family Room	15'2 x 10'10	Below	Utility	8'5 x 2'11
Main	Patio	11'2 x 12'7			

Finished Floor (Main):	1,706 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	57 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,763 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,763 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Quick possession possible and move in ready in this bright 2 bedroom 2 full bath CHELSEA GARDENS townhouse with neutral colors throughout. Kitchen has tile floor, upgraded counter tops and S/S appliances and is adjacent to family room area. Living room with elegant gas fireplace is open to the dining area and has sliders to the west facing covered deck and sliders to the east facing deck that overlooks Hazelnut Park. One resident must be 55+, and 2 small pets are allowed in this well managed complex. Large Primary bedroom has walk-in closet and shower/tub combo. 2nd bedroom has built in murphy bed and desk. CHELSEA has an active social community, clubhouse has 3 guest suites, English pub, billiard room, fireside room/kitchen, workshop, exercise room, hot tub and access to outdoor pool.