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| 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 |

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| 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 |

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|---------------------|---|
| 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 | | | |

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|-------------------------|------------|----------------------------|--------------------------|----------------|-------------|----------|
| 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 (Bsmt): | 0 sqft | Crawl/Bsmt 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.