

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	2	Age:	18
Lot Area:		Full Baths:	2	Zoning:	RMM
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,808.00
Rear Yard Exp View:		Maint. Fee:	383.76	For Tax Year:	2024
				P.I.D.:	027-191-877

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone, Vinyl, Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 86
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric, Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt, Fibreglass	Fixtures Leased:	No
Floor Finish:	Laminate, Tile	Fixtures Rmvd:	No

View:

Mgmt. Company: Homelife Advantage Realty

Complex / Subdiv: Garibaldi Lane

Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

Legal: STRATA LOT 38 PLAN BCS2516 SECTION 20 TOWNSHIP 16 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House, Elevator, In Suite Laundry, Storage

Site Influences: Central Location, Cul-de-Sac, Gated Complex, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'3 x 3'9			
Main	Kitchen	7'4 x 8'11			
Main	Living Room	12'0 x 9'0			
Main	Laundry	8'11 x 7'3			
Main	Primary Bedroom	11'0 x 14'7			
Main	Bedroom	8'11 x 12'4			
Main	Walk-In Closet	5'6 x 5'4			

Finished Floor (Main):	895 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	895 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	895 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the gated community of Garibaldi Lane! This beautifully maintained 2-bed, 2-bath home offers 9' ceilings with crown moldings and trim, a spacious laundry area with storage, large windows that fill every space with natural light, granite countertops, and a stunning stone fireplace. Recent updates include a new washer/dryer, hot water tank, and new floors. The two spacious bedrooms include a massive primary suite that easily accommodates a king-size bed, a walk-in closet, and a fantastic ensuite featuring a deep soaker tub, double sinks, and heated floors. Enjoy evening sunsets on your west-facing balcony. Well run strata, centrally located within walking distance to malls, schools, shops, transit, and walking trails. 1 parking/w option to transfer rental of a 2nd parking space.