

| | | | | |
|----------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 2 | Approx. Year Built: | 1996 |
| Frontage (ft): | Bathrooms: | 2 | Age: | 29 |
| Lot Area: | Full Baths: | 2 | Zoning: | RML |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: | \$1,790.47 |
| Rear Yard Exp View: | Maint. Fee: | 529.63 | For Tax Year: | 2024 |
| | | | P.I.D.: | 019-174-675 |

| | | | |
|-------------------------|-------------------------|-------------------------|---------------------------------------|
| Style of Home: | Inside Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed | Parking Access: | Front |
| Foundation: | | Parking: | Garage Underbuilding, Visitor Parking |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

View:

Mgmt. Company: Associa - 604-591-6060

Complex / Subdiv: COLLEGE PARK PLACE

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

Legal: STRATA LOT 21 SECTION 10 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1860 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Amenities: Elevator, Exercise Centre

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed

Listing Broker(s): RE/MAX Treeland Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|---------------|-------|------|------------|
| Main | Living Room | 14' x 12' | | | |
| Main | Kitchen | 12'10 x 10'10 | | | |
| Main | Primary Bedroom | 11'2 x 13'8 | | | |
| Main | Bedroom | 9'3 x 11' | | | |
| Main | Dining Room | 13'10 x 10'7 | | | |
| Main | Laundry | 11'6 x 5'11 | | | |
| Main | Foyer | 4'7 x 5'10 | | | |

| | | | | | | |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,139 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 | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 1,139 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 1,139 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Welcome to College Park Place! A large 2 bed/2bath with bedrooms on opposite ends for privacy. Lots of updates including new laminate throughout the main living area, main bath new vinyl, new sink, toilet & vanity, new washer & dryer in 2021, master bath new cabinet doors, new blinds in bedrooms. Very nice layout with large living area with custom shelving and gas fireplace. Nice size balcony looks over green space and quiet side of the building. Close to University, shopping, recreation and highway. 2 pets allowed and rentals allowed. Great place to call home. Call today to view.