

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	2	Age:	32
Lot Area:	Full Baths:	2	Zoning:	RML
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,049.03
Rear Yard Exp:	Maint. Fee:	784.00	For Tax Year:	2024
View:			P.I.D.:	018-354-530

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Self Managed

Complex / Subdiv:

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

Legal: STRATA LOT 12, PLAN LMS979, PART SE1/4, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE

Amenities: Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Recreation Center,Swirlpool/Hot Tub,Wheelchair Access,Workshop Attached

Site Influences: Central Location,Private Setting,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Age Restrictions,Pets Not Allowed

Listing Broker(s): RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 19'11	Main	Laundry	8'4 x 5'9
Main	Dining Room	12'6 x 15'1	Main	Foyer	12'5 x 6'
Main	Kitchen	19'2 x 14'8			
Main	Eating Area	13'9 x 9'2			
Main	Primary Bedroom	15'3 x 17'0			
Main	Walk-In Closet	6'2 x 8'5			
Main	Bedroom	14'8 x 16'11			

Finished Floor (Main):	1,901 sqft	# Of Rooms:	9	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	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,901 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,901 sqft	# Of Pets:				

Spacious 1901 sq ft ground level unit at the Wedgewood, meticulously maintained and wheelchair friendly Building. This 2 bed 2 bath home offers large open living spaces, fresh paint, and new kitchen appliances. Ceiling lifts installed in bedroom and bathroom, with the option to be removed professionally if needed. Enjoy amenities like a workshop, exercise and games rooms, library/coffee area, and a hot tub in this 55+ age restricted community. Centrally located with 2 underground parking spots, this property is ideal for comfortable and convenient living.