

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	2	Age:	1
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,280.53
Rear Yard Exp:		Maint. Fee:	443.18	For Tax Year:	2024
View:	No			P.I.D.:	032-135-297

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 116
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	SOUTHAVEN
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 9, PLAN EPS9809, DISTRICT LOT 155 & 165, GROUP 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 V
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,Garden,Green House,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 3'5			
Main	Kitchen	8'5 x 11'1			
Main	Dining Room	12'1 x 8'11			
Main	Living Room	12'1 x 10'0			
Main	Primary Bedroom	13'7 x 12'10			
Main	Walk-In Closet	6'10 x 8'1			
Main	Bedroom	11'1 x 10'8			

Finished Floor (Main):	1,014 sqft	# Of Rooms:	7	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	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,014 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,014 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Southaven by Park Ridge Homes! If you are looking to own a spacious new condo, this 1,014 sq. ft. 2 bed, 2 bath unit is the one! Featuring a modern great room upon entry, and bright island kitchen with quartz counters, stainless steel appliances, two toned cabinetry and gas range. Through the living/dining you find a South East facing deck, no neighbours looking in, and hook up for A/C. Down a short hall passing a bedroom & main bath, you enter the spacious primary suite with a large bedroom and a generous walk-in closet. Unit comes with 2 parking, 1 locker and is located near Morgan Crossing, Choices Market, Starbucks, Grandview Corners. Easy access to Hwy 99 and the park & ride to commute into town.