

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	MR45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,469.26
Rear Yard Exp:	East	Maint. Fee:	640.42	For Tax Year:	2024
View:	No			P.I.D.:	023-514-833

Style of Home:	2 Storey,Inside Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Completely	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:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

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:	LMS1416 LOT 235 PART N/W 1/4 SECTION 16 NWLD, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT
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,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Freezer,Garage Door Opener,Microwave,Smoke Alarm,Windows - Thermo,Wine Cooler
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrict
Listing Broker(s):	Macdonald Realty (Delta), Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'3 x 10'5	Main	Other	10'11 x 7'8
Main	Eating Area	10'5 x 12'3	Main	Other	11'5 x 13'6
Main	Dining Room	10'0 x 14'6	Below	Foyer	4'9 x 5'11
Main	Living Room	13'0 x 21'7	Below	Storage	8'5 x 4'8
Main	Primary Bedroom	12'8 x 21'10			
Main	Walk-In Closet	5'11 x 8'5			
Main	Bedroom	11'1 x 12'10			

Finished Floor (Main):	1,734 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	54 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,788 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,788 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Open House SAT. Jan. 18th 2-4pm. Just move into this stunningly renovated 2 bed, 2 full bath home in Chelsea Gardens! \$100,000 in upgrades and it shows, engineered laminate flooring, renovated baths and kitchen with pale maple laminate cabinetry, very functional island, s/s appliances, wine cooler, A/C and 3 yr old on-demand hot water system all done with strata approval. Great room with elegant gas fireplace and 2 private covered decks. An absolute must see as it's too much to list. One resident must be 55, 2 small pets allowed in this well maintained complex with water features, ponds, streams, lush gardens. Clubhouse boasts guests suites, exercise room, workshop, hot tub, library, English pub, lounge room, kitchen, all adjacent to outdoor pool and deck. New roofs underway.