

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	20
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-25
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,043.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	682.00	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	026-327-597

<b>Style of Home:</b>	1 Storey,Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed,Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	94 - Total Units in Strata: 94
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Associa - 604-591-6060
<b>Complex / Subdiv:</b>	The Residences at Village Square
<b>Services Connected:</b>	Community
<b>Legal:</b>	STRATA LOT 24 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS1359TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Elevator,Exercise Centre,Garden,In Suite Laundry,Independent living,Storage,Wheelchair Access,Concierge
<b>Site Influences:</b>	Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8' x 17'8	Main	Walk-In Closet	6'4' x 4'11'
Main	Dining Room	10'9' x 11'10	Main	Patio	27'1' x 16'4'
Main	Kitchen	9'3' x 8'5'			
Main	Den	9'6' x 8'5'			
Main	Foyer	4'1' x 7'9'			
Main	Primary Bedroom	12'0' x 15'11			
Main	Bedroom	11'5' x 9'9'			

<b>Finished Floor (Main):</b>	1,211 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,211 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,211 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Most Sought after 55+ complex in Walnut Grove! Welcome to your new home at the Residences at Village Square. Large 2 bedroom PLUS den (over 1200 square feet), 2 full baths incl. wheelchair accessible shower & heated floor in the primary ensuite. Laminate flooring, cozy electric fireplace & one of the largest(South Facing)patios in the building measuring over 400 sq feet. For warm days you also have A/C! Great sense of community and well managed strata. Concierge service, media room w/ big screen tv, lounge w/ cozy fireplace, underground parking, garden & bbq common area and a great exercise room. Well managed strata, building has been re-piped! Centrally located, easy walk to shopping at Thunderbird Village, medical clinics & restaurants . An absolute perfect place to call home!