

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RML
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,759.51
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	325.56	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	023-164-247

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<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>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<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>	Yes
<b>Outdoor Area:</b>	Balcony(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>	Yes : Open Sunsets
<b>Mgmt. Company:</b>	Pacific Quorum Properties Inc.
<b>Complex / Subdiv:</b>	Cedar Grove
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	PL LMS2061 LT 18 LD 36 SEC 19 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Elevator, In Suite Laundry, Storage
<b>Site Influences:</b>	Central Location, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

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

<b>Finished Floor (Main):</b>	1,006 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,006 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,006 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

This updated 2-bedroom, 2-bathroom condo is perfect for first-time buyers or downsizers. Modern upgrades include sleek laminate flooring, fresh paint, stylish light fixtures, and a charming rock fireplace with a wood mantle. Located at the quiet rear of the building, it offers privacy and stunning sunset views from the deck. The spacious kitchen, living, and dining areas are ideal for entertaining, and the cozy gas fireplace adds warmth. Includes 1 secured underground parking spot (fits a full-size pickup, with extra spots for a fee), storage locker, bike cage, and guest suite. Centrally located within walking distance to amenities, and pet-friendly for both families and small pets!