

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	CD-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,761.61
Rear Yard Exp:		Maint. Fee:	494.00	For Tax Year:	2024
View:	No			P.I.D.:	017-888-867

Style of Home:	Ground Level Unit,Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	224 - Total Units in Strata: 224
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Hugh and McKinnon - 604-531-1909
Complex / Subdiv:	Chelsea Green
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 11, PLAN LMS509, DISTRICT LOT 124, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Exercise Centre,Pool; Outdoor,Swirlpool/Hot Tub,Wheelchair Access
Site Influences:	Adult Oriented,Retirement Community
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	Greyfriars Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 12'1			
Main	Dining Room	13'10 x 9'11			
Main	Kitchen	9'11 x 13'8			
Main	Eating Area	6'10 x 10'6			
Main	Family Room	12'1 x 10'6			
Main	Primary Bedroom	16' x 12'5			
Main	Bedroom	12'1 x 9'9			

Finished Floor (Main):	1,541 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,541 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,541 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Rarely available ground floor END unit in Chelsea Green with DOUBLE garage PLUS driveway parking ! This beautiful unit has in floor heating, 2 large bedrooms, 2 full bathrooms and 1541 sqft on living area all on the ground floor. A spacious living and dining room area with cozy gas fireplace and direct access to lovely patio and small yard area, aa separate kitchen and family room area with center island/eating bar. Chelsea Green is a well run complex with a New roof installed in 2017. Beautiful grounds and landscaping, fabulous club house and outdoor pool area, hot tub, workshop, guest suites, lots of visitor parking and RV parking! One occupant must be over 55. 2 pets welcome up to 15 inches. Come and have a look, Open House Saturday Jan 25th 1-4pm.