

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	37
<b>Lot Area:</b>	<b>Full Baths:</b>	3	<b>Zoning:</b>	RM25
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,300.91
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	506.51	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	011-917-385

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 30
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Pacific Quorum Strata Mgmt - 604-854-1734

**Complex / Subdiv:** MORNINGSIDE PARK

**Services Connected:** Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

**Legal:** STRATA LOT 17 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLANNW2741 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA PLAN AS SHOWN ON FORM 1

**Amenities:** Club House

**Site Influences:** Central Location, Recreation Nearby, Shopping Nearby

**Features:** Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm

**Bylaw Restrict:** Age Restrictions, Pets Allowed w/Rest.

**Listing Broker(s):** RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 13'0	Bsmt	Bedroom	15'0 x 11'4
Main	Kitchen	13'0 x 9'2	Bsmt	Den	13'3 x 11'3
Main	Eating Area	12'9 x 8'0	Bsmt	Hobby Room	11'3 x 12'
Main	Dining Room	12'8 x 11'10	Bsmt	Hobby Room	8'4 x 9'0
Main	Primary Bedroom	15'10 x 11'5			
Main	Bedroom	12'0 x 8'9			
Bsmt	Recreation Room	22'5 x 17'3			

<b>Finished Floor (Main):</b>	1,376 sqft	<b># Of Rooms:</b>	11	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	5	No
<b>Finished Floor (Bsmt):</b>	1,376 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Finished Floor (Total):</b>	2,752 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,752 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Super central yet hidden & quiet in Morning Side Park. Just a few blocks from 7 Oaks & West Oaks Shopping Centres, and lovely Mill Lake! Large oak kitchen boasts bay window, tons of cupboards & eating area. Primary bedroom has cool Eastern Exposure + 5 piece ensuite. Bsmt is fully finished. Long completion dates preferred. Please give 24 hours notice for showings.