

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2017
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	8
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD10
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,197.09
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	487.12	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	903-024-018

<b>Style of Home:</b>	Ground Level Unit,Inside Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	52 - Total Units in Strata: 131
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	First Nations Lease
<b>Fuel/Heating:</b>	Electric,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<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	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	HomeLife Advantage Prop Mgmt
<b>Complex / Subdiv:</b>	Englewood Courtyard Platinum 2
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	UNIT 41 WITHIN LOT 247-1 PLAN CLSR 106536 TZEACHTEN IR #13
<b>Amenities:</b>	Air Cond./Central,Club House,Elevator,Garden,Guest Suite,In Suite Laundry,Storage
<b>Site Influences:</b>	Adult Oriented,Gated Complex,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 14'8	Main	Walk-In Closet	12'2 x 5'11
Main	Dining Room	13'5 x 11'8			
Main	Kitchen	8'8 x 13'3			
Main	Primary Bedroom	12'2 x 19'			
Main	Primary Bedroom	16'2 x 12'6			
Main	Den	8'6 x 8'9			
Main	Laundry	4'8 x 4'8			

<b>Finished Floor (Main):</b>	1,459 sqft	<b># Of Rooms:</b>	8	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,459 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,459 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Englewood Courtyard is a master planned, age 45+ gated community close to Garrison Crossing and Rotary Trail. This beautiful ground floor inside corner condo is one of the largest in the building. Home includes 2 PARKING STALLS, 3 STORAGE LOCKERS, 2 bedrooms and a den, 2 bathrooms, laminate floors throughout, 9' ceilings, beautiful quartz counter tops, pantry, under cabinet lighting, solid maple shaker cabinets with roll out shelves and extra drawers, massive walk in closet, air conditioning, gas fireplace and gas BBQ hookup on patio. Enjoy sunny afternoons on the spacious patio. Clubhouse, guest suites and RV parking are available. Englewood is pet and people friendly! PRICE INCLUDES 2 PARKING STALLS AND 3 STORAGE LOCKERS!!