

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	18
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RMM
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,160.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	524.16	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	027-191-656

<b>Style of Home:</b>	End Unit,Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Brick,Frame - Wood,Other	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Glass,Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	86 - Total Units in Strata: 86
<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,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>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Homelife - 604-858-7368
<b>Complex / Subdiv:</b>	Garibaldi Lane
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 16, PLAN BCS2516, SECTION 20, TOWNSHIP 16, 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 V
<b>Amenities:</b>	Bike Room,Elevator,Garden,In Suite Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Jetted Bathtub,Microwave,Pantry,Smoke Alarm,Sprinkler - Fire,Storage Shed
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 15'0	Main	Laundry	4'0 x 3'0
Main	Kitchen	11'0 x 11'0	Main	Foyer	6'0 x 5'0
Main	Dining Room	10'0 x 8'0			
Main	Primary Bedroom	14'0 x 11'0			
Main	Bedroom	10'0 x 9'0			
Main	Walk-In Closet	5'0 x 5'0			
Main	Pantry	6'0 x 3'0			

<b>Finished Floor (Main):</b>	1,171 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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,171 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,171 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Garibaldi Lane a 2-bed, 2-bath condo, thoughtfully designed with bedrooms at opposite ends for max/privacy. Nestled on quiet side of building, this lower-level unit boasts 9-foot ceilings, deluxe crown moldings, & rich h/w floors for an elegant touch. The lge kitch features stunning maple cabinetry w/pullouts, classic granite count/tops, a separate pantry, & upgraded S/S appliances. The open-concept living area is warmed by a gorgeous stone-surround fireplace, creating a cozy atmosphere. Step outside to your private patio, a peaceful retreat with lush greenery. The primary suite is a true sanctuary, offering a w/in closet, heated floors,& a luxurious 5-piece ensuite w/soaker tub and separate shower. Includes two secure parking spots, storage locker & pet friendly! Don't Delay!