

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	1	Age:	33
Lot Area:		Full Baths:	1	Zoning:	MR45
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,517.94
Rear Yard Exp:		Maint. Fee:	303.61	For Tax Year:	2022
View:	No			P.I.D.:	016-155-734

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 58
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Crossroads Management - 778-578-4445
Complex / Subdiv:	Semiahmoo Estates
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 32, PLAN NWS3272, SECTION 15, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRI
Amenities:	In Suite Laundry, Recreation Center, Wheelchair Access
Site Influences:	Adult Oriented, Central Location, Paved Road, Recreation Nearby, Shopping Nearby
Features:	
Bylaw Restrict:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 6'4			
Main	Kitchen	7'5 x 7'0			
Main	Dining Room	7'6 x 7'5			
Main	Living Room	11'8 x 11'11			
Main	Primary Bedroom	10'3 x 12'4			
Main	Bedroom	8'0 x 11'2			

Finished Floor (Main):	800 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	800 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	800 sqft	# Of Pets:				

Get ready to downsize! This 55+ clean, well-maintained 800 sq ft, 2 bed, 1 bath S. Surrey condo features a galley kitchen w/ adjacent dining room & spacious north facing living room which will keep you cool during the hot summer days. The large primary room is big enough to fit an entire bedroom set & features 2 opposing closets w/ direct access to the bathroom. The 2nd bedroom is perfect for a guest or hobby room. The bathroom features a newer vanity & walk-in shower allowing for greater accessibility & easy cleaning. Other features: new paint, blinds, S/S stove & dishwasher, in-suite laundry, parking, storage locker, activity room w/ kitchen, large community patio, library & exercise room. Enjoy the close proximity to Semiahmoo Mall, Save-On-Foods, Public Library, banks & restaurants.