

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD201
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,721.53
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	817.52	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-822-916

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Concrete Frame,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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>	Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : WATER
<b>Mgmt. Company:</b>	Hug & McKinnon - 604-531-1909
<b>Complex / Subdiv:</b>	MONTEERRA
<b>Services Connected:</b>	Community,Electricity,Lagoon,Natural Gas,Sanitary Sewer
<b>Legal:</b>	018-822-916 STRATA LOT 68, PLAN LMS469, SECTION 1, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub
<b>Site Influences:</b>	Adult Oriented,Gated Complex
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Not Allowed
<b>Listing Broker(s):</b>	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	13'3 x 11'1	Main	Foyer	10' x 6'11
Main	Primary Bedroom	14'9 x 16'4	Main	Mud Room	6' x 14'6
Main	Foyer	8'7 x 8'1	Main	Walk-In Closet	7'6 x 10'
Main	Living Room	14'2 x 16'7			
Main	Dining Room	13'3 x 12'10			
Main	Kitchen	8'8 x 16'2			
Main	Family Room	14'3 x 13'3			

<b>Finished Floor (Main):</b>	2,024 sqft	<b># Of Rooms:</b>	10	<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	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	2,024 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	0			
<b>Grand Total:</b>	2,024 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to the highly desirable gated complex of Monterra. Unit #211 is a two-bed and two-bath 2,024 sqft rancher with a lagoon view. This executive complex in Boundary Bay features a private clubhouse with a pool, gym and party room. It is within walking distance of Centennial Beach, L'Aromas Cafe, the newly built Southlands community, the secret garden and the members-only Beach Grove Golf Club. During the summer, start your day swimming at the beach, then walk to the biweekly farmers markets steps from your home and finish at the much anticipated Four Winds Brewing Restaurant. These homes do not come up for sale often, so act fast and secure your future lifestyle. OPEN HOUSE: May 11th 4-6pm