

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	CD201
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,721.53
Rear Yard Exp:	East	Maint. Fee:	705.32	For Tax Year:	2023
View:	Yes			P.I.D.:	018-822-916

Style of Home:	1 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Concrete Frame,Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : WATER
Mgmt. Company:	Hug & McKinnon - 604-531-1909
Complex / Subdiv:	MONTERRA
Services Connected:	Community,Electricity,Lagoon,Natural Gas,Sanitary Sewer
Legal:	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
Amenities:	Club House,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Adult Oriented,Gated Complex
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	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			

Finished Floor (Main):	2,024 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	2,024 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	0			
Grand Total:	2,024 sqft	# Of Pets:	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 April 27th 12-2 and April 28th 2-4