

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	R5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,657.85
Rear Yard Exp:		Maint. Fee:	351.84	For Tax Year:	2023
View:	Yes			P.I.D.:	017-828-929

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 8
# of Fireplaces:	1 - Fuel: Gas - Natural	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:		Fixtures Rmvd:	No

View:	Yes
Mgmt. Company:	Cornerstone Park Realty - 604-200-4040
Complex / Subdiv:	Carmanah
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 6, PLAN LMS435, 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 OR V, AS APPROPRIATE, DIV K
Amenities:	None
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	SRS Panorama Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'1 x 7'7			
Main	Living Room	13'5 x 12'2			
Main	Primary Bedroom	13'1 x 10'1			
Main	Bedroom	10'6 x 8'9			
Main	Storage	10'3 x 4'			
Main	Eating Area	9' x 8'1			

Finished Floor (Main):	1,145 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,145 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,145 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Exceptional 2 bedroom, 2 bath fully renovated townhome. New kitchen, new bathrooms new floors, designer paint. Modern new light fixtures and new hot water tank, bright kitchen featuring high quality stainless steel appliances and a gas fireplace. Large bright bedrooms, master has a walk in closet and ensuite bathroom. South facing covered balcony with partial mountain view for barbecues and enjoying summer sunshine. Large storage room, plenty of closet space. Quiet complex with low strata fee and no age restriction. Minutes away from Five Corners, walking distance to elementary, middle and high schools. Across the street from park featuring tennis, pickle ball and basketball and on major bus routes. This is a must see.