

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1986
Frontage (ft):	Bathrooms:	2	Age:	38
Lot Area:	Full Baths:	2	Zoning:	RM-2
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,667.47
Rear Yard Exp:	Maint. Fee:	491.55	For Tax Year:	2023
View:	No		P.I.D.:	004-985-117

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 12
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Crossroads Management
Complex / Subdiv:	Chatsworth Manor
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 3 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATAPLAN NW2445 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ONFORM 1
Amenities:	Club House,Elevator,In Suite Laundry,Wheelchair Access,Workshop Attached
Site Influences:	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave,Smoke Alarm,Wine Cooler
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	18' x 4'	Main	Laundry	7'4 x 9'10
Main	Living Room	17'4 x 12'10			
Main	Dining Room	18'3 x 7'2			
Main	Kitchen	15'10 x 10'9			
Main	Bedroom	11'5 x 12'7			
Main	Primary Bedroom	13'2 x 13'2			
Main	Walk-In Closet	3'8 x 8'9			

Finished Floor (Main):	1,324 sqft	# Of Rooms:	8	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):	1,324 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,324 sqft	# Of Pets:	Cats: No, Dogs: No			

Fabulous Fully renovated 2 bed 2 bath 1324 sq. ft. condo located in a 12 unit boutique well cared for strata. Kitchen has new soft close cabinets, high end SAMSUNG appliances & wine fridge. Quartz counters, floor lighting, shiplap ceiling with recessed lighting, double sink & faucet with large windows providing tons of natural light. European Hardwood floors, crown mldgs, Benjamin Moore paint, stacked stone gas fireplace. Both bathrooms designed and installed by Goodlife Renovations and features a huge walk in glass shower, under cabinet lighting, designer fixtures with floor to ceiling tiles. Full size laundry room with storage. Enclosed sunroom for office/Gym added. No pets, no smoking 55+ age. 1 parking 1 locker. LOW Maintenance fee \$491.55.