

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	3	Age:	31
Lot Area:		Full Baths:	3	Zoning:	CD-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,014.55
Rear Yard Exp:	Northeast	Maint. Fee:	815.80	For Tax Year:	2023
View:	No			P.I.D.:	018-215-530

Style of Home:	Rancher/Bungalow,Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	224 - Total Units in Strata: 224
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Balcny(s) Patio(s) Dck(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Hugh & McKinnon - 604-541-5210
Complex / Subdiv:	Chelsea Green
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 88 DISTRICT LOT 124 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS509 TOGETHER WITH AN
Amenities:	Air Cond./Central,Club House,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub,Wheelchair Access,Workshop Detached
Site Influences:	Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Pantry,Vacuum - Built In
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'2 x 9'3	Main	Bedroom	15'2 x 8'11	Below	Storage	19'8 x 9'8
Main	Dining Room	9'1 x 8'4	Main	Storage	7'3 x 4'2			
Main	Kitchen	10'5 x 10'3	Below	Games Room	19'2 x 17'5			
Main	Eating Area	10'3 x 6'9	Below	Bedroom	16'7 x 8'11			
Main	Family Room	13'5 x 10'3	Below	Bedroom	16'7 x 12'6			
Main	Foyer	8'8 x 5'0	Below	Office	12'9 x 10'3			
Main	Primary Bedroom	15'6 x 12'6	Below	Storage	10'7 x 9'2			

Finished Floor (Main):	1,620 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	1,372 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmt Height:	8'	Below	4	No
Finished Floor (Total):	2,992 sqft	Basement:	Fully Finished,Separate Entry			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,992 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

RARE FIND! Gorgeous, beautifully updated, bright & spacious 2992 sf 4 bedrm & den, 3 bathrm, level entry rancher w/bright walkout bsmt w/the feel of a house. Huge rooms. Central A/C. Living/dining rm w/sliders to balcony. Gorgeous kitchen open to eating area & family rm w/fireplace. 2 bedrms on main - master w/his & her closets & ensuite w/soaker tub & sep shower. Basement w/Games rm w/sliders to covered patio, 2 bedrms, storage rms & a den/hobby rm. Bonus crawl space for storage. New roof 2017. Fantastic well maintained gated community w/impressive clubhouse w/lounge, kitchen, pool table, pool, hot tub, gym, workshop, library, 2 guest suites. RV parking (only \$20 month), active social committee & resident manager. 2 pets welcome! Minutes to everything. One occupant to be 55+. A must see!