

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2005
Frontage (ft):	Bathrooms:	2	Age:	19
Lot Area:	Full Baths:	1	Zoning:	RM-4
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,094.61
Rear Yard Exp:	Maint. Fee:	382.00	For Tax Year:	2023
View:			P.I.D.:	025-994-531

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	31 - Total Units in Strata: 31
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	
Mgmt. Company:	COLOSSEUM MANAGEMENT - 604-566-2232
Complex / Subdiv:	GARDENIA
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 8, PLAN BCS905, DISTRICT LOT 289, 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
Amenities:	Bike Room,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'10 x 7'7	Above	Storage	3'0 x 4'6
Main	Living Room	13'7 x 14'10			
Main	Dining Room	10'3 x 8'7			
Main	Kitchen	10'3 x 11'0			
Main	Bedroom	11'6 x 12'1			
Above	Primary Bedroom	13'7 x 9'11			

Finished Floor (Main):	535 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	537 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,072 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,072 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Rarely available 2 bedroom END unit at Gardenia. Unique 2 level gated townhome 1100 sq ft with balcony and access from the large shared courtyard- perfect for families. Lots of light being an end unit, inside very well maintained & spotless. Fantastic walk in storage closet upstairs provides great storage. Underground garage with 2 parking (& access to EV), walking distance to schools, Gates Park & Poco Trail, downtown shops and West Coast Express. Very Proactive strata and well run complex. NEW ROOF 2022, secured courtyard entrance to unit, beautiful landscape and greenery. No pet restrictions & rentals allowed. QUICK POSSESSION available.