

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1978
Frontage (ft):	Bathrooms:	2	Age:	46
Lot Area:	Full Baths:	1	Zoning:	RM1
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,598.37
Rear Yard Exp:	Maint. Fee:	348.08	For Tax Year:	2023
View:	Yes		P.I.D.:	000-490-857

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	58 - Total Units in Strata: 58
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	No
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	Yes : Greenbelt
Mgmt. Company:	Self Managed - 604-530-9567
Complex / Subdiv:	Longlea Estates
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer
Legal:	STRATA LOT 36 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTERDISTRICT STRATA PLAN NW877 TOGETHER WITH AN INTERESTIN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,In Suite Laundry,Playground
Site Influences:	Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'0 x 7'0	Above	Walk-In Closet	5'0 x 4'8
Main	Dining Room	7'7 x 5'9	Above	Bedroom	8'1 x 10'8
Main	Kitchen	7'7 x 8'2	Above	Bedroom	8'6 x 10'6
Main	Living Room	16'11 x 15'2			
Main	Storage	5'9 x 6'0			
Above	Primary Bedroom	11'7 x 12'2			
Above	Walk-In Closet	5'0 x 7'1			

Finished Floor (Main):	538 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	618 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,156 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,156 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to Longlea Estates! This 3 bedroom 2 bathroom townhouse backing onto Greenspace is the perfect place to call your next home. A great opportunity for the first time buyer, downsizer and everyone in between. Newer kitchen counters and backspash, windows as well as updated shower in 2015. This unit comes with 2 parking spots! Covered and the second is open. Nicest location in the complex! Enjoy your large fenced backyard, family oriented community, walking trails and shopping close by.