

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	37
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,489.79
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	373.97	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	007-750-650

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single, RV Parking Avail., Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard, Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum, Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	Homelife Advantage Realty - 604-858-7368
<b>Complex / Subdiv:</b>	Carriage Lane
<b>Services Connected:</b>	Electricity, Sanitary Sewer, Water
<b>Legal:</b>	STRATA LOT 90, PLAN NWS2539, PART NE1/4, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	Air Cond./Central, Club House, Exercise Centre, In Suite Laundry, Storage, Workshop Detached
<b>Site Influences:</b>	Adult Oriented, Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby
<b>Features:</b>	Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Intercom, Refrigerator, Stove, Windows - Thermo
<b>Bylaw Restrict:</b>	Age Restrictions, Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 14'7			
Main	Dining Room	12'5 x 10'10			
Main	Kitchen	15'3 x 10'6			
Main	Primary Bedroom	12'8 x 11'6			
Main	Den	11'6 x 11'1			
Main	Laundry	7'11 x 5'2			
Main	Foyer	8'3 x 3'8			

<b>Finished Floor (Main):</b>	1,204 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,204 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,204 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Sought after Carriage Lane 55+ complex presents a desirable upper unit with 1 bed, plus den & 2 baths. Bring your creative touches & transform this unit into your ideal living space. The kitchen features ample cupboard & counter space, perfect for meal preparation & also provides extra space for a eating area. A den allows for a cozy sitting room or office. The bedroom includes a walk-through closet & a 2-piece ensuite. Enjoy your morning coffee on the balcony as you enjoy the mountain views to the east. This unit also offers in-suite laundry & plenty of storage, as well as an extra locker. Take advantage of the well-managed strata, club house, detached workshop, exercise room & a vibrant community group. Centrally located near shopping & other amenities. Book a viewing today!