

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

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

View:	Yes : Mountains
Mgmt. Company:	Homelife Advantage Realty - 604-858-7368
Complex / Subdiv:	Carriage Lane
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	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
Amenities:	Air Cond./Central,Club House,Exercise Centre,In Suite Laundry,Storage,Workshop Detached
Site Influences:	Adult Oriented,Central Location,Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Intercom,Refrigerator,Stove,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	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			

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