

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1987
Frontage (ft):		Bathrooms:	2	Age:	37
Lot Area:		Full Baths:	2	Zoning:	MT1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,339.06
Rear Yard Exp:		Maint. Fee:	182.00	For Tax Year:	2023
View:	Yes			P.I.D.:	007-635-419

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	15
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Valley
Mgmt. Company:	ECM Strata Management
Complex / Subdiv:	THE COURTLANDS
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 11 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN NW2563 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Cul-de-Sac,Gated Complex,Private Yard,Retirement Community
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'6 x 3'8	Main	Family Room	20'11 x 13'11
Main	Laundry	5'2 x 6'11	Main	Storage	5'2 x 9'3
Main	Kitchen	12'2 x 8'6			
Main	Dining Room	13'1 x 8'11			
Main	Living Room	13'1 x 14'8			
Main	Bedroom	9'8 x 9'7			
Main	Primary Bedroom	14'5 x 12'4			

Finished Floor (Main):	1,478 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,478 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,478 sqft	# Of Pets:				

One of Mission's finest and largest apartments! Located in a quiet, 55+ adult-oriented complex which sits at the end of a cul-de-sac yet is within walking distance of shopping, transit, hospital & medical clinics! A very well-maintained building with lush manicured gardens and a gated entrance. You can enjoy terrific valley views from the huge balcony! This unique floor plan offers a huge Family room and a separate Living room, skylights, a lovely oak kitchen plus a large in-suite storage room, 2 bdrms and 2 full baths with soaker tubs. Each unit has 1 parking spot inside a garage. With only 15 units in this complex, they rarely come on the market.