

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2007
Frontage (ft):	Bathrooms: 1	Age: 17
Lot Area:	Full Baths: 1	Zoning: ZLR16
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,746.27
Rear Yard Exp:	Maint. Fee: 371.77	For Tax Year:
View:		P.I.D.: 027-028-585

Style of Home: Inside Unit	Parking:
Construction: Frame - Wood	Covered Parking:
Exterior: Mixed,Vinyl,Wood	Parking Access:
Foundation:	Parking: Garage Underbuilding
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Electric	Property Disc: No
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Torch-On	Fixtures Leased:
Floor Finish:	Fixtures Rmvd:

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer

Legal: STRATA LOT 37 SECTION 10 BLOCK 4 NORTH RANGE 6 WESTNEW WESTMINSTER DISTRICT STRATA PLAN BCS2282TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: In Suite Laundry,Storage

Site Influences:

Features:

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): LeHomes Realty Premier

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13'6 x 9'0			
Main	Bedroom	8'6 x 9'0			
Main	Den	7'0 x 5'0			
Main	Living Room	11'6 x 9'6			
Main	Kitchen	8'6 x 7'6			
Main	Dining Room	10'0 x 9'8			

Finished Floor (Main): 772 sqft	# Of Rooms: 6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	5	No
Finished Floor (Below): 0 sqft	# Of Levels: 1			
Finished Floor (Bsmt): 0 sqft	Suite:			
Finished Floor (Total): 772 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: None			
Grand Total: 772 sqft	Beds In Bsmt: 0 / 2			
	# Of Pets:			

Great location. Welcome to this south facing 2 bedrooms Plus a Den. Quiet side with court yard view. This unit has many updates and spent \$20,000 plus in 2023. All the kitchen's appliances, kitchen counters and bath room vanity and washer and Dryer are 1 year old. Both bedrooms are on the opposite sides for more private and walk-in closet in master. Spacious living room with 9' ceiling . Open kitchen, modern floor plan and updated with many ceiling's lights to enjoy. Open style Den for home office. A large balcony facing court yard to enjoy and relax the outdoor in the unit. Easy access to parks, playground, Walmart, Henry Anderson Elementary, McNeil! secondary school, Kwantlen University and shopping Malls . Great Family Home. Open House April 14 Sun (2-4pm.)