

|                         |    |                    |        |                            |             |
|-------------------------|----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |    | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 1979        |
| <b>Frontage (ft):</b>   |    | <b>Bathrooms:</b>  | 1      | <b>Age:</b>                | 45          |
| <b>Lot Area:</b>        |    | <b>Full Baths:</b> | 1      | <b>Zoning:</b>             | RML         |
| <b>Flood Plain:</b>     | No | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$1,128.00  |
| <b>Rear Yard Exp:</b>   |    | <b>Maint. Fee:</b> | 469.18 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | No |                    |        | <b>P.I.D.:</b>             | 000-521-639 |

|                         |                      |                         |                                     |
|-------------------------|----------------------|-------------------------|-------------------------------------|
| <b>Style of Home:</b>   | 1 Storey             | <b>Parking:</b>         | Total: 1 - Covered: 1               |
| <b>Construction:</b>    | Frame - Wood         | <b>Covered Parking:</b> | 1                                   |
| <b>Exterior:</b>        | Mixed                | <b>Parking Access:</b>  | Side                                |
| <b>Foundation:</b>      |                      | <b>Parking:</b>         | Garage; Underground,Visitor Parking |
| <b>Rain Screen:</b>     |                      | <b>Locker:</b>          | Yes                                 |
| <b>Renovations:</b>     |                      | <b>Units in Dev:</b>    | - Total Units in Strata: 36         |
| <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>    | Tar & Gravel         | <b>Fixtures Leased:</b> | No                                  |
| <b>Floor Finish:</b>    | Laminate,Tile,Carpet | <b>Fixtures Rmvd:</b>   | No                                  |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | No  |
| <b>Mgmt. Company:</b>      | Homelife Advantage - 604-858-7368   |
| <b>Complex / Subdiv:</b>   | Nottingham  |
| <b>Services Connected:</b> | Electricity,Sanitary Sewer,Water  |
| <b>Legal:</b>              | STRATA LOT 21 SECTION 20 TOWNSHIP 16 NEW WESTMINSTERDISTRICT STRATA PLAN NW1390 TOGETHER WITH AN INTERESTIN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| <b>Amenities:</b>          | Club House,Elevator,Guest Suite,In Suite Laundry,Storage  |
| <b>Site Influences:</b>    | Adult Oriented,Central Location,Shopping Nearby   |
| <b>Features:</b>           | Clothes Dryer,Clothes Washer,Pantry,Refrigerator,Smoke Alarm,Stove  |
| <b>Bylaw Restrict:</b>     | Age Restrictions,Pets Not Allowed,Rentals Allowed   |
| <b>Listing Broker(s):</b>  | Sutton Group-West Coast Realty (Abbotsford)   |

| Floor | Type        | Dimensions  | Floor | Type             | Dimensions |
|-------|-------------|-------------|-------|------------------|------------|
| Main  | Kitchen     | 12'8 x 10'6 | Main  | Porch (enclosed) | 12' x 6'10 |
| Main  | Dining Room | 8'10 x 9'10 |       |                  |            |
| Main  | Living Room | 16'8 x 11'6 |       |                  |            |
| Main  | Bedroom     | 9'8 x 9'6   |       |                  |            |
| Main  | Bedroom     | 11'2 x 13'6 |       |                  |            |
| Main  | Foyer       | 11' x 4'2   |       |                  |            |
| Main  | Pantry      | 8'6 x 5'    |       |                  |            |

|                                |            |                                   |      |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,050 sqft | <b># Of Rooms:</b>                | 8    | <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    |                       |                    |                 |
| <b>Finished Floor (Bsmnt):</b> | 0 sqft     | <b>Crawl/Bsmnt Height:</b>        |      |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,050 sqft | <b>Basement:</b>                  | None |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> | 100  |                       |                    |                 |
| <b>Grand Total:</b>            | 1,050 sqft | <b># Of Pets:</b>                 |      |                       |                    |                 |

Recently updated 2 bedroom, 1 bath unit in this quiet, 55+ building. Updated bathroom, new floors and paint in this very bright east facing condo. Large room off kitchen could be pantry or office. Partially closed in balcony for 3 season use. Tons of closet/storage space and in suite laundry in this condo. Steps away from transit, shopping and restaurants. Comes with a storage locker and 1 underground parking stall as well as plenty of visitor parking. Electricity, heat and hot water are included in maintenance fees. Quick possession available. Book a showing today!