

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	31
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RML
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,561.99
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	448.69	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	018-233-261

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	23 - Total Units in Strata: 23
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<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>	Yes
<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>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Campbell Property Mngmt - 604-864-0380
<b>Complex / Subdiv:</b>	The Huntington
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 14, PLAN LMS848, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 6'4			
Main	Kitchen	7'11 x 7'11			
Main	Dining Room	11'5 x 10'5			
Main	Living Room	15'3 x 12'2			
Main	Bedroom	9'9 x 12'9			
Main	Primary Bedroom	10'6 x 13'11			
Main	Walk-In Closet	6'1 x 3'11			

<b>Finished Floor (Main):</b>	1,053 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	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,053 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,053 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Large 1053 square foot 2 Bedroom 2 Bathroom home in The Huntington. This home is centrally located with easy access to UFW, Highway 1, all kinds of shopping and many fantastic restaurants. Newer clothes washer and dryer, dishwasher and hot water tank, all replaced within the last year. Tasteful updates throughout, this large 2 bedroom unit is bright and a great place to call home. The primary bedroom is spacious with large windows for natural light, and a 3 piece ensuite. Complete with 2 underground parking spots and even a storage locker. This is a great place to call home, and a great location to live.