

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R6
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,837.27
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	439.76	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-824-322

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	55
<b># of Fireplaces:</b>	1 - Fuel: Electric	<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,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	Teamwork Property Management - 604-854-1734
<b>Complex / Subdiv:</b>	The Willows
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 38, BLOCK 28, PLAN BCS3330, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V, DIV A
<b>Amenities:</b>	Bike Room,Elevator,In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'2 x 6'11	Main	Laundry	5'11 x 9'5
Main	Den	10'10 x 7'9			
Main	Kitchen	10'10 x 8'5			
Main	Dining Room	10'6 x 12'4			
Main	Living Room	12'5 x 11'3			
Main	Primary Bedroom	9'11 x 14'4			
Main	Bedroom	8'10 x 14'3			

<b>Finished Floor (Main):</b>	1,154 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	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,154 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,154 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

THE WILLOWS - great location, very walkable & close to all amenities including shopping & the library. Spacious 2 bedroom & den (previously used as a 3rd bedroom) w/ 2 full baths. Covered, south facing balcony with awesome mountain views. Warm electric fireplace keeps the home cozy in winter. Heat pump A/C unit keeps cool in the summer. Open concept floor plan w/ island with eat-up bar, pantry & granite countertops. Large laundry & storage space within the unit. Primary suite has double closets & ensuite w/ granite, double sinks & full size shower. Laminate and Tile Floors. 1 secured parking spot w/ Bike Storage. This is a great unit. Don't miss out!