

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	2	Age:	20
Lot Area:		Full Baths:	1	Zoning:	CD-38B
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,654.73
Rear Yard Exp:		Maint. Fee:	382.77	For Tax Year:	2023
View:	No			P.I.D.:	025-902-326

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	119 - Total Units in Strata: 119
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Hugh & McKinnon - 604-531-1901
Complex / Subdiv:	Denim
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PLAN BCS494, LT 111 LD 36 SEC 14 WTP 8 PART NW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 15'5	Above	Bedroom	8'6 x 11'4
Main	Dining Room	11' x 12'7	Above	Bedroom	8'10 x 11'6
Main	Kitchen	7'8 x 13'2	Above	Laundry	3' x 3'
Main	Eating Area	6'6 x 7'3	Bsmt	Bedroom	11'8 x 14'4
Main	Foyer	3'8 x 5'10			
Above	Primary Bedroom	10'2 x 11'			
Above	Walk-In Closet	4'10 x 6'10			

Finished Floor (Main):	650 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	643 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	219 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,512 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,512 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Opportunity Knocks: 4 bed 1.5 bath Unit with rec room below (listed on floor plan as 4th bedroom). Featuring a powder room on the main! Kitchen with granite counters, tile backsplash, stainless appliances, granite island (with power) and room for a dinette. Wood flooring in the dining room and kitchen area. A stacked stone fireplace, crown moldings, chair rail, and white baseboard. New paint and flooring throughout. 5pc main bath with granite counters and Kohler fixtures. The primary bedroom has a walk-in closet and a cheater door to the bathroom.