

Depth/Size (ft):	90	Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):	48.00	Bathrooms:	2	Age:	18
Lot Area: (sq.ft.)	4,320.00	Full Baths:	2	Zoning:	RSV3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,831.41
Rear Yard Exp:		Maint. Fee:	212.00	For Tax Year:	2023
View:	Yes			P.I.D.:	902-519-363

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	224 - Total Units in Strata: 224
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Geothermal	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Homelife Advantage - 604-858-7368
Complex / Subdiv:	Halcyon Meadows
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	LOT 42-213 CLSR 91288 TZEACHTEN IR #13
Amenities:	Air Cond./Central,Club House,Guest Suite
Site Influences:	Adult Oriented,Gated Complex,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	17' x 15'	Main	Bedroom	12' x 10'
Main	Dining Room	11'3 x 13'	Main	Laundry	9'3 x 5'7
Main	Kitchen	11' x 14'6	Main	Walk-In Closet	5' x 11'
Main	Den	12'3 x 9'1			
Main	Foyer	9'8 x 6'			
Main	Primary Bedroom	14'4 x 13'10			
Main	Walk-In Closet	11' x 5'10			

Finished Floor (Main):	1,421 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,421 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,421 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

1421sq ft spacious 2 bedroom plus den rancher located in the Adult Gated Community of Halcyon Meadows. This well cared for home has plenty of upgrades including a 7' x 11' professionally built sunroom, upgraded kitchen cabinets with island plus b/i vac. Other features include: spacious primary bedroom with large w/i closet, ensuite, upgraded appliances, separate laundry room and a lovely outdoor area. A 45+ gated community with clubhouse that holds a exercise room, rec room, library, guest suites and RV parking. Back yard with privacy and sunny exposure. 2 pets allowed with a height restriction of 24" at the shoulder.