

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	30
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,034.57
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	451.09	<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	018-964-281

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	69 - Total Units in Strata: 69
<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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	SELF MANAGED
<b>Complex / Subdiv:</b>	FRASER GLEN
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 11, PLAN LMS1596, DISTRICT LOT 402, GROUP 1, 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 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	Air Cond./Central,Club House,In Suite Laundry,Recreation Center,Swirlpool/Hot Tub
<b>Site Influences:</b>	Adult Oriented,Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Vaulted Ceiling
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'0 x 3'6	Below	Family Room	15'0 x 12'0
Main	Kitchen	12'0 x 8'6	Below	Laundry	7'6 x 4'0
Main	Eating Area	8'0 x 8'0	Below	Hobby Room	15'6 x 12'6
Main	Living Room	15'3 x 12'3	Below	Storage	14'0 x 6'0
Main	Dining Room	10'6 x 10'0			
Main	Primary Bedroom	14'0 x 11'0			
Below	Bedroom	13'0 x 11'6			

<b>Finished Floor (Main):</b>	922 sqft	<b># Of Rooms:</b>	11	<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	Yes
<b>Finished Floor (Below):</b>	900 sqft	<b># Of Levels:</b>	2	Below	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,822 sqft	<b>Basement:</b>	Full			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,822 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Premier Adult Community (55+). Master bedroom on the main floor has large ensuite with separate shower and a soaker tub. Lots of extra rooms in a walkout lower floor. Unit is bright and touched up beautifully - move in condition. Oak kitchen has bright eating area in front. Dining/living room area features vaulted ceiling portion and a corner gas fireplace. This unit has a bonus custom stair lift the sellers are leaving and central air conditioning. The lower floor family room leads to spacious patio and yard. This rare find is located handy to transportation routes and a wide variety of amenities. Quick possession possible.