

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	18
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CS
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,213.30
<b>Rear Yard Exp:</b>	North	<b>Maint. Fee:</b>	341.85	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	026-757-401

<b>Style of Home:</b>	Corner Unit,Upper Unit	<b>Parking:</b>	Total: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	Cistern	<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	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Associa - 604-591-6060
<b>Complex / Subdiv:</b>	McLellan Mews
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 22, PLAN BCS1969, SECTION 12, TOWNSHIP 2, 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
<b>Amenities:</b>	In Suite Laundry,Playground,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 11'3			
Main	Kitchen	11'7 x 9'1			
Main	Dining Room	13'2 x 9'1			
Main	Primary Bedroom	17'11 x 13'1			
Main	Bedroom	14' x 11'7			
Main	Laundry	3' x 3'			
Bsmt	Foyer	7'2 x 5'5			

<b>Finished Floor (Main):</b>	1,111 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>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	105 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,216 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,216 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Wonderful location! Over 1200 sf 2 large bdrms, 2 full bthrms, end/corner TOP floor unit. You have your own private entry form ground level w/breakfast bar, s/s layout w/laminate flooring. Windows on sides. Huge kitchen w/breakfast bar, s/s fridge & stove, granite countertops, tons of cabinets, eating/dng area. Massive living room w/Sliders to your beautiful covered deck. Extra storage closet above the stairs. Great sized complex - 18 townhouses and 3 condo units. Concrete flooring w/commercial day care below. Quiet complex close to schools, shopping, transit. Don't miss out!