

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:	\$2,952.14
Rear Yard Exp:		Maint. Fee:	212.00	For Tax Year:	2023
View:	Yes			P.I.D.:	902-519-988

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:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Geothermal	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Homelife Advantage - 604-858-7368
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	LOT 42-221 CLSR 91288 TZEACHTEN IR #13
Amenities:	Air Cond./Central,Club House,Guest Suite
Site Influences:	Adult Oriented,Central Location,Gated Complex,Golf Course Nearby,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	12'8 x 17'	Main	Bedroom	12' x 8'6
Main	Dining Room	13'5 x 9'4	Main	Laundry	10'9 x 7'2
Main	Kitchen	13'5 x 11'			
Main	Den	14'9 x 10'5			
Main	Foyer	9' x 6'			
Main	Primary Bedroom	13'6 x 11'11			
Main	Walk-In Closet	9'10 x 5'			

Finished Floor (Main):	1,442 sqft	# Of Rooms:	9	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	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,442 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,442 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Halcyon Meadows. A gated adult community for those 45+. This very well, lovingly maintained, 2 bedroom/2 bathroom and den home is clean and bright with an open concept. B/I vacuum, Fireplace, new H/W tank in 2022 plus a Upgraded 3 ton geothermal heat pump that keeps you cool in the hot summer months. Retreat in your primary suite with oversized walkin closet & dual vanity. Completely fenced back yard with loads of sunshine and a 10 x 10 gazebo. Monthly fees include lawn maintenance, water, sewer, mgmt, garbage & snow removal. 2 pets allowed (24" at shoulder), RV parking & active clubhouse. Terrific location providing ease of living in a quiet & peaceful community. Enjoy worry free living at it's best!