

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	2	Age:	17
Lot Area:		Full Baths:	2	Zoning:	RM2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,782.41
Rear Yard Exp:		Maint. Fee:	570.51	For Tax Year:	2022
View:				P.I.D.:	027-236-838

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Profile Properties Ltd - 604-464-7548

Complex / Subdiv: HANEY'S LANDING

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 96, PLAN BCS2550, DISTRICT LOT 398, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Exercise Centre,Guest Suite,Storage

Site Influences: Central Location,Private Setting,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 10'	Main	Storage	5' x 4'6
Main	Dining Room	11' x 8'4			
Main	Kitchen	7' x 10'			
Main	Den	9' x 8'6			
Main	Primary Bedroom	14' x 10'			
Main	Bedroom	12'3 x 11'			
Main	Bedroom	10' x 9'11			

Finished Floor (Main):	1,400 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,400 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,400 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Investors & families, this spacious, bright unit w/huge windows awaits you! Welcome to Haney's Landing, 10 ft ceilings, serene big deck overlooking green space. 3 large bdrms, den, corner unit S/E facing over a beautiful green space! Pets allowed; two parking and storage! 10 foot ceilings, granite countertops, maple cabinets, stunning island. You cannot see Haney Bypass. Cozy, electric fireplace, guest suite & gym. Close to transit, shopping.