

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	2	Age:	17
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,715.17
Rear Yard Exp:		Maint. Fee:	395.00	For Tax Year:	2023
View:	No			P.I.D.:	027-077-721

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Metal,Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa Property Management - 604-591-6060
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 15 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS2360 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping 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	Kitchen	10' x 8'7			
Main	Dining Room	13' x 6'			
Main	Living Room	13' x 9'6			
Main	Primary Bedroom	13'6 x 10'10			
Main	Bedroom	10'2 x 9'2			
Main	Foyer	8'3 x 3'			

Finished Floor (Main):	855 sqft	# Of Rooms:	6	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):	855 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	855 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

ATTENTION FIRST TIME BUYERS & INVESTORS. GROUND FLOOR CORNER UNIT. 2 BEDROOMS/2 FULL BATHS / 2 PARKING/RENTALS & PETS OK. Attractive, sunny & beautifully maintained, spacious condo offers inviting full-size kitchen / tons of cupboards & Island with eating bar! Entertain your friends & family in comfort with this open concept plan! Living room has corner fireplace & opens onto sunny patio. Generous Master Bedroom can accommodate king size furniture & has mirrored his & hers closets & Ensuite with tub & shower. Full size bright second bedroom is separated for privacy & adjacent to your second full bathroom. Convenient location near building's side exit door. Feels like a townhouse! Wheel chair access. Minutes to shopping, restaurants, etc.