

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1984
Frontage (ft):		Bathrooms:	2	Age:	40
Lot Area:		Full Baths:	2	Zoning:	C5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,494.55
Rear Yard Exp:		Maint. Fee:	407.00	For Tax Year:	2023
View:	No			P.I.D.:	000-930-261

Style of Home:	End Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:		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:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Water
Legal:	STRATA LOT 4, PLAN NWS2207, SECTION 20, TOWNSHIP 16, 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
Amenities:	In Suite Laundry,Recreation Center
Site Influences:	Adult Oriented
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions
Listing Broker(s):	Royal LePage Little Oak Realty, Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 15'5			
Main	Dining Room	11'5 x 10'3			
Main	Kitchen	13' x 10'2			
Main	Primary Bedroom	12'11 x 11'5			
Main	Den	10'11 x 11'6			
Main	Laundry	2'9 x 5'			

Finished Floor (Main):	1,119 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	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,119 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,119 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:	Cats: No, Dogs: No			

Beautifully updated bright ground floor end unit! 1 Bed + Den (or 2nd bedroom with AC) and 2 bathrooms! Located in the highly desirable Fircrest Estates (55+ No Pets). \$50,000 in Updates! New Kitchen w/ walk-in pantry, Flooring, Updated appliances, New Washer/Dryer, Lighting, Sinks, Toilets, Walk-in Shower/Tub and Professionally painted; Nothing to do but MOVE IN!. Other FEATURES include full size laundry, covered back patio onto private back yard, club house with kitchen for large gatherings, games room (pool table and shuffle board) workshop, RV parking, storage & a covered parking spot right in front your home. Electricity, heat and hot water included in the strata fee of \$407 mo. Minutes to the Mall, Superstore, Restaurants, Afterthoughts & Mill Lake. Book your private showing today!