

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	1	Zoning:	RM-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,470.39
Rear Yard Exp:		Maint. Fee:	508.36	For Tax Year:	2023
View:	Yes			P.I.D.:	017-945-577

Style of Home:	Rancher/Bungalow,Rancher/Bungalow w/Loft	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : mountain from upper bdrm
Mgmt. Company:	Hugh & McKinnon
Complex / Subdiv:	QUEEN ANNE GREEN
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 74, PLAN LMS342, SECTION 36, TOWNSHIP 8, 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 OR V, AS APPROPRIATE
Amenities:	Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Dishwasher,Disposal - Waste,Refrigerator,Stove
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 14'5	Main	Foyer	4'1 x 6'0
Main	Dining Room	13'5 x 9'2	Above	Bedroom	10'7 x 12'5
Main	Kitchen	9'10 x 12'7			
Main	Eating Area	9'10 x 7'7			
Main	Primary Bedroom	11'7 x 19'5			
Main	Walk-In Closet	4'11 x 5'6			
Main	Bedroom	10'7 x 10'1			

Finished Floor (Main):	1,213 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	238 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,451 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,451 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to always popular Queen Anne Green & this well kept 1451 sq ft 3 bdrm, 2 bth home! This gated 55 + complex offers fantastic amenities including outdoor pool, hot tub, clubhouse, gym, workshop & more! Main floor feels so spacious w/ the vaulted ceilings. Living rm w/ cozy gas fireplace opens to the private patio & yard ~ a great space to enjoy the outdoors! Large primary bdrm on the main includes walk in closet & 4 pc ensuite. There is an additional bdrm & another bathroom~ perfect for guests or a den. Kitchen has lots of cabinetry & a casual eating area. Up offers another bdrm/flex space w/ peek a boo mountain view. Parking for 2 w/ the single car garage & parking pad. Call today to view this great home in a wonderful community. Close to all amenities, shopping, restaurants & more!