

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	1	Age:	42
Lot Area:		Full Baths:	1	Zoning:	RM 45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,205.90
Rear Yard Exp:		Maint. Fee:	450.82	For Tax Year:	2023
View:	Yes			P.I.D.:	002-074-281

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,DetachedGrge/Carport,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 84
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mt Baker, Golden Ears
Mgmt. Company:	Pivot Point Properties - 604-743-1600
Complex / Subdiv:	Oakhurst Park
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 30 PLAN NWS 1894 PART NW 1/4 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER LAND DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMNT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V
Amenities:	Club House,Garden,In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Microwave,Refrigerator,Stove
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Rentals Allwd w/Restrctns
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 13'6			
Main	Eating Area	10' x 9'5			
Main	Kitchen	12' x 9'			
Main	Bedroom	11'6 x 10'			
Main	Primary Bedroom	13' x 11'			
Main	Storage	8' x 3'5			

Finished Floor (Main):	1,003 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,003 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,003 sqft	# Of Pets:	Cats: No, Dogs: No			

Home Sweet Home with a postcard view of Mt Baker and privacy front and back from 2 covered sundecks. This 1 could be 2 bedroom home comes with spacious rooms, cupboard pullouts, professionally redone bathroom, laminate flooring, A/C, lots of storage and 1 covered parking. Strata has installed New hot water tanks & upgraded the plumbing to Pex. 55+ age restricted - sorry no pets. Clubhouse and lovely community living close to all amenities. Maintenance Fees include electricity, water and heat. Chair lift in place if needed. Nothing to do but move in. Call to view today!