

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

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

<b>View:</b>	Yes : Mt Baker, Golden Ears
<b>Mgmt. Company:</b>	Pivot Point Properties - 604-743-1600
<b>Complex / Subdiv:</b>	Oakhurst Park
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	Club House,Garden,In Suite Laundry
<b>Site Influences:</b>	Adult Oriented,Central Location,Shopping Nearby
<b>Features:</b>	Air Conditioning,Clothes Washer/Dryer,Microwave,Refrigerator,Stove,Vacuum - Built In
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Not Allowed,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	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			

<b>Finished Floor (Main):</b>	1,003 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,003 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100%			
<b>Grand Total:</b>	1,003 sqft	<b># Of Pets:</b>	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, new laminate flooring, A/C, lots of storage and 1 covered parking. 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!