

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	38
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	R6
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,063.16
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	462.00	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	005-804-523

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	42 - Total Units in Strata: 42
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard, Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate, Vinyl/Linoleum, Carpet	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Self Managed

**Complex / Subdiv:** Elmwood Terrace

**Services Connected:** Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

**Legal:** STRATA LOT 17, PLAN NWS2503, DISTRICT LOT 341, 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:** Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage, Workshop Attached

**Site Influences:** Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm

**Bylaw Restrict:** Age Restrictions, Pets Not Allowed, Rentals Allowed

**Listing Broker(s):** Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 9'			
Main	Dining Room	8'5 x 10'			
Main	Living Room	12'5 x 15'			
Main	Bedroom	12' x 10'			
Main	Primary Bedroom	11' x 14'			
Main	Laundry	6' x 9'			

<b>Finished Floor (Main):</b>	982 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	4	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>	982 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	982 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

Spacious 2 bedroom condo in Elmwood Terrace! This freshly painted unit features new flooring in the entrance and dining area, a large open living room that can accommodate full size furniture, a north facing outdoor balcony with views of the local mountains plus a separate walk in laundry room with plenty of extra storage space. Enjoy the many available amenities within your building including exercise gym, pool table, library, sauna, woodworking/hobby shop, social room and your own secure underground parking stall and storage locker. Bonus feature: HEAT & HOT WATER are included in your monthly maintenance fee! Perfect for downsizing - 50 + building. Make this your new home...