

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	2	Age:	36
Lot Area:		Full Baths:	2	Zoning:	RM54
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,478.97
Rear Yard Exp:		Maint. Fee:	428.00	For Tax Year:	2023
View:	No			P.I.D.:	011-041-234

Style of Home:	Corner Unit,Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Glass,Vinyl	Parking Access:	Side
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	60 - Total Units in Strata: 60
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Teamwork - 604-854-1734
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas
Legal:	STRATA LOT 35, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER DISTRICT STRATA PLAN NW2647 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Garden,Guest Suite,In Suite Laundry,Storage,Workshop Detached
Site Influences:	Adult Oriented,Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHWh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Intercom,Pantry,Smoke Alarm,Storage Shed
Bylaw Restrict:	Age Restrictions,Pets Allowed
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 13'0	Main	Laundry	8'0 x 6'0
Main	Family Room	10'0 x 15'0	Main	Storage	4'0 x 5'0
Main	Dining Room	11'0 x 11'0	Main	Patio	13'0 x 9'0
Main	Primary Bedroom	12'0 x 12'0			
Main	Bedroom	10'0 x 11'0			
Main	Foyer	10'0 x 5'0			
Main	Kitchen	10'0 x 9'0			

Finished Floor (Main):	1,223 sqft	# Of Rooms:	10	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	Crawl/Bsmt Height:				
Finished Floor (Total):	1,223 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,223 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome home to TRAFALGAR PARK! A well cared for complex with proactive Strata! A bright Private Corner Ground unit rancher, 2 bed, 2 bath. NEW Fridge, NEW high toilets. The Primary bedroom has a full ensuite and a backdoor to the garden area. Open floorplan with a spacious living room, dining and family room. Very private patio leading off the living area where you can enjoy your morning coffee! Newly renovated CLUB HOUSE and GUEST suite/community room and workshop for your enjoyment! Centrally located, close to public transit, shopping, restaurants and beautiful Mill Lake. Bonus: strata fee includes hot water, electricity and heat. Age restriction 55+, 1 cat or dog (12" at the shoulder; max 12kg). Quick possession!