

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>	39.99	<b>Bathrooms:</b>	2	<b>Age:</b>	20
<b>Lot Area: (sq.ft.)</b>	6,975.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SFD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,565.18
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	252.23	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	024-948-306

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Mountains and Valley
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Thom Creek Ranch
<b>Services Connected:</b>	Community,Natural Gas,Sanitary Sewer
<b>Legal:</b>	STRATA LOT 12, PLAN LMS4263, SECTION 5/8, TOWNSHIP 26, 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
<b>Amenities:</b>	Air Cond./Central,Club House,Wheelchair Access
<b>Site Influences:</b>	Adult Oriented,Gated Complex
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Sprinkler - Inground,Vacuum - Built In
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 11'11	Main	Walk-In Closet	10'6 x 5'2
Main	Dining Room	14'1 x 9'10	Main	Laundry	8'5 x 7'7
Main	Kitchen	11'3 x 9'7			
Main	Eating Area	9'1 x 8'4			
Main	Family Room	14'9 x 11'8			
Main	Primary Bedroom	14'9 x 12'1			
Main	Bedroom	10'6 x 9'11			

<b>Finished Floor (Main):</b>	1,425 sqft	<b># Of Rooms:</b>	9	<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	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,425 sqft	<b>Crawl/Bsmt Height:</b>	3'5			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,425 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Better than new, describes this rancher style 2bdm, 2 bath home in prestigious Thom Creek Ranch, with amazing mountain views! Fully & tastefully updated by current owners, the many improvements inc, all high grade laminate flooring throughout, kitchen pantry pullouts, S/S appl., inc. gas stove, new lighting fixtures & ceiling fans, quartz counters, b/boards, b/room fixtures, touch taps in kit. & baths, custom W/I closet in Primary bdrm. & so much more! French doors to patio & beautiful low maintenance yard area. Wheelchair access - all in Bareland Strata portion of community. 55+ Age Restriction. Close to freeway, shopping and all amenities. Move in & relax, worry free!