

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1984
Frontage (ft):		Bathrooms:	1	Age:	40
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,421.11
Rear Yard Exp:	North	Maint. Fee:	406.98	For Tax Year:	2023
View:	No			P.I.D.:	000-930-440

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

View:	No
Mgmt. Company:	HomeLife Advantage Realty - 604-859-3141
Complex / Subdiv:	FIRCREST
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 22 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW2207 TOGETHER WITH AN IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House
Site Influences:	Adult Oriented,Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave
Bylaw Restrict:	Age Restrictions,Pets Not Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'6 x 15'4			
Main	Laundry	8' x 9'1			
Main	Bedroom	11'6 x 10'11			
Main	Living Room	14'5 x 19'7			
Main	Kitchen	10'4 x 13'11			
Main	Dining Room	10'4 x 11'1			

Finished Floor (Main):	1,132 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,132 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,132 sqft	# Of Pets:	Cats: No, Dogs: No			

Renovation! Renovation! Renovation! New kitchen with quartz counter tops and brand new stainless steel appliances. All new flooring, fresh paint, new fixtures, tasteful feature walls, new bathroom with walk in shower and new vanity with quartz counter tops, huge laundry room and more! This spacious, 2 bedroom, upper level townhome at Fircrest Estates has over 1,100 sqft. Generous room sizes and 2 large sun decks. Amenities include games room, workshop, and meeting area. Close to shopping, transportation, Superstore, coffeshops and restaurants. 55+ Age restricted complex. No pets. Electricity, heat and water included in the strata fee. Call Today!