

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	2	Age:	19
Lot Area:		Full Baths:	2	Zoning:	CD-25
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,596.20
Rear Yard Exp:		Maint. Fee:	436.07	For Tax Year:	2023
View:	No			P.I.D.:	026-328-135

Style of Home:	Penthouse,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	94 - Total Units in Strata: 94
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	The Residences at Village Square
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 78, PLAN BCS1359, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY
Amenities:	Elevator,In Suite Laundry,Wheelchair Access,Concierge
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Retirement Community,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 4'10			
Main	Kitchen	10'4 x 7'6			
Main	Dining Room	9'4 x 8'4			
Main	Living Room	12'1 x 9'9			
Main	Primary Bedroom	10'0 x 9'7			
Main	Bedroom	11'1 x 12'5			
Main	Walk-In Closet	4'11 x 4'10			

Finished Floor (Main):	812 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	812 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	812 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Penthouse 21 in the very desirable 55+ adult community of the Residences at Village Square. Beautiful 2bdm, 2bath unit with nu-heat floors in main bath and large easy walk-in shower with built-in seat. Bright, west facing unit with large covered sundeck & lots of full height windows plus 9ft ceilings, all the better to enjoy the mountain views! Spectacular location with easy walking to all amenities, banks, restaurants, movies, doctors, the list goes on. The complex offers concierge service, fitness room, lounge & beautiful courtyard gardens Plus a roof-top deck. 1 pet allowed no taller than 18 inches in height, measured at the shoulder. Everything you need is here and waiting for you.