

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1995
Frontage (ft):	Bathrooms:	2	Age:	29
Lot Area:	Full Baths:	2	Zoning:	RM-3A
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,554.59
Rear Yard Exp:	Maint. Fee:	528.91	For Tax Year:	2023
View:	No		P.I.D.:	018-582-681

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	42
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell Property Management - 604-248-0750
Complex / Subdiv:	WILLOW CREEK ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL LMS811 LT 65 LD 36 SEC 20 TWP 13 PART NW 1/4, 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.
Amenities:	Air Cond./Central,Club House,Elevator,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Greenbelt,Private Setting,Shopping Nearby,Treed
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Greyfriars Realty Ltd., Greyfriars Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 10'1			
Main	Living Room	13'8 x 12'3			
Main	Dining Room	13'8 x 6'5			
Main	Primary Bedroom	11'9 x 12'9			
Main	Bedroom	11'6 x 12'			
Main	Flex Room	5'3 x 4'3			
Main	Walk-In Closet	5'3 x 10'1			

Finished Floor (Main):	1,093 sqft	# Of Rooms:	7	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):	1,093 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,093 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Top Floor, 2 Bedroom, 2 Bath apartment in Willow Creek Estates. Pet friendly building. This unit looks over the trees and walking trails and has complete privacy. New Heat Pump and Central Air Conditioning makes this south facing suite extremely comfortable all year round. The gas fireplace in an open living space is cozy in the winter months too. Plenty of counter space in the Kitchen, second Bedroom is larger than average and a separate Den area for Office or Storage. Primary Bedroom has ensuite Bath and walk in Closet and a separate Balcony. This large, open suite is beautifully decorated and welcoming. One underground secured Parking space and large Storage Locker on same floor for easy access. Come take a look, you won't be disappointed. Building 2.