

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1977
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	47
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MR-45
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$2,495.69
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	530.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-433-831

<b>Style of Home:</b>	2 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	272 - Total Units in Strata: 272
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Hot Water	<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>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	Quay Pacific - 604-521-0876
<b>Complex / Subdiv:</b>	Glencoe
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 163, PLAN NWS526, SECTION 21, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Indoor,Sauna/Steam Room,Tennis Court(s)
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Storage Shed
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'0 x 14'0			
Main	Dining Room	8'0 x 16'0			
Main	Living Room	11'0 x 19'0			
Above	Primary Bedroom	10'0 x 16'0			
Above	Bedroom	9'0 x 13'0			
Above	Bedroom	9'0 x 14'0			

<b>Finished Floor (Main):</b>	763 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	776 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	No
<b>Finished Floor (Total):</b>	1,539 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,539 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome Home to this updated, bright end unit in Glencoe Estates! You will love the fabulous gourmet kitchen with solid wood cabinetry, stainless appliances and tons of work space. Lots of other updates including laminate throughout, updated baths and hot water tank recently replaced. Perfect location within this awesome family friendly community - super quiet and right beside the pool and playground - perfect for kids. Walk to everything - shopping, schools, and one quick bus to skytrain. Glencoe Estates is a well-maintained family friendly community, centrally located close to everything you need, you will love living here. Don't miss it, book your private viewing today!