

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2000
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	24
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM15
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,944.79
<b>Rear Yard Exp:</b>	West	<b>Maint. Fee:</b>	639.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	024-505-111

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	93 - Total Units in Strata: 93
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<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>	Balcony(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood	<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	Wynford Group - 604-261-0285
<b>Complex / Subdiv:</b>	Lakebridge
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 26, NEW WESTMINSTER LAND DISTRICT STRATA PLAN LMS3144, SECTION 7, TOWNSHIP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,In Suite Laundry
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Vacuum - Built In,Windows - Storm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey), Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'10 x 11'7	Above	Primary Bedroom	21'7 x 12'6	Below	Recreation Room	21'8 x 15'6
Main	Eating Area	11'7 x 9'4	Above	Walk-In Closet	9'5 x 3'11	Below	Gym	18'4 x 11'8
Main	Living Room	19'2 x 19'4	Above	Bedroom	16'4 x 12'4	Below	Utility	9'4 x 8'
Main	Dining Room	11'7 x 11'	Above	Bedroom	13'4 x 12'4	Below	Storage	21'6 x 8'7
Main	Family Room	15'10 x 15'	Above	Laundry	8'2 x 5'			
Main	Foyer	7'4 x 7'	Below	Bedroom	15'4 x 13'2			

<b>Finished Floor (Main):</b>	1,246 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,086 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	1,219 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	3,551 sqft	<b>Basement:</b>	Full,Fully Finished	Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	3,551 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Deluxe size and deluxe finishing awaits in your new home at Lakebridge #66. You will love the large floorplan featuring 3500+ square feet with 4 bedrooms and 3.5 bathrooms & lots of space for your house sized furniture. Updates include new appliances, lighting, vinyl plank flooring, quartz counters, updated ensuite & powder room. Enjoy happy hour on your new, west facing low maint. composite patio deck. Two year old roof for peace of mind. Lower floor features amazing media room, large bedroom for teens w/storage & laundry. Parking for 4 with SxS double garage and ample driveway. Clubhouse includes large party room for your special events. Walk to bus. Short hop to shops & Delta Watershed Park. 2 pets welcome. Open Sunday Apr 21 from 2-4pm.