

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

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	93 - Total Units in Strata: 93
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Wynford Group - 604-261-0285
Complex / Subdiv:	Lakebridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	Club House,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Vacuum - Built In,Windows - Storm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	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			

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