

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	36
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM30
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,035.63
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	346.07	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	011-591-919

<b>Style of Home:</b>	Ground Level Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	86 - Total Units in Strata: 86
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Leonis Management & Consultant - 604-575-5474
<b>Complex / Subdiv:</b>	Glenwood Village Scotttsdale
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 53, PLAN NWS2768, PART NW1/4, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, 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, AS APPROPRIATE
<b>Amenities:</b>	Club House,Exercise Centre,Guest Suite,In Suite Laundry,Storage
<b>Site Influences:</b>	Adult Oriented,Central Location,Cul-de-Sac,Gated Complex,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	16'4 x 11'9	Main	Walk-In Closet	7'5 x 5'3
Main	Bedroom	11'2 x 12'7	Main	Foyer	4'4 x 11'2
Main	Living Room	16'10 x 11'7			
Main	Dining Room	13'1 x 11'7			
Main	Kitchen	16'0 x 13'2			
Main	Eating Area	11'4 x 7'2			
Main	Laundry	11'2 x 6'10			

<b>Finished Floor (Main):</b>	1,398 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,398 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,398 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

1 OCCUPANT MUST BE 55+. 2 bed/2 full baths ground floor TH! Updated flooring, kitchen, closet organizer, new HW tank. Glenwood Village is close to everything, 88 Walk Score; One of the most central areas of Surrey. The 2 bedrooms are on either ends of the house, primary b/room has a large walk-in closet, bay window in the kitchen's eating area which allow for tons of natural light to flow throughout the den/family room. Enjoy a large private patio this summer from your backyard. Take advantage of clubhouse & guest suite which are available for rentals, as well as a spacious exercise room. 20 kg pet size limit OPEN HOUSE Saturday April 20th 1 - 3 pm Sunday April 21st 1 - 3 pm