

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	31
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,699.35
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	424.83	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	017-896-053

<b>Style of Home:</b>	2 Storey,End Unit	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 114
<b># of Fireplaces:</b>	1 - 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>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Hugh and McKinnon - 604-531-1909
<b>Complex / Subdiv:</b>	MURRAYVILLE GLEN
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 18 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT STRATA PLAN LMS516 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,Exercise Centre,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Vacuum - Built In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 16'9	Above	Walk-In Closet	5'10 x 5'6
Main	Dining Room	9'6 x 12'8	Above	Bedroom	11'3 x 12'9
Main	Kitchen	11'4 x 8'5	Above	Bedroom	11'1 x 11'4
Main	Eating Area	12'10 x 11'4			
Main	Foyer	4'7 x 7'9			
Main	Laundry	3' x 6'			
Above	Primary Bedroom	12'8 x 14'7			

<b>Finished Floor (Main):</b>	907 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	764 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Main	2	No
<b>Finished Floor (Total):</b>	1,671 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,671 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Murrayville Glen renovated 1670 sf END unit with 3 PARKING. Updates include a newer kitchen w/soft close, pull out Lazy Susan, sink/faucet, counters, upper cabinet lighting, pot lights & stainless appliances incl. gas stove & light fixtures. The laundry room is conveniently located on main floor in the powder room w/stacked W/D & laundry sink enclosed behind modern sliding doors. The upper floor boasts hand scraped hardwood throughout, a large primary, WIC & updated ensuite w/ stand alone soaker tub plus 2 other spacious bdrms Don't miss the private back yard oasis! Featuring an over 260 sf patio, large deck cover, lighting, idea for out door get togethers! Great family complex w/ clubhouse & exercise room, in walking distance to elem school, shopping, restaurants, Blair Pool and more!