

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 1968
Frontage (ft):	Bathrooms: 1	Age: 56
Lot Area:	Full Baths: 1	Zoning: RES
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,509.83
Rear Yard Exp:	Maint. Fee: 479.67	For Tax Year: 2023
View:		P.I.D.: 001-205-731

Style of Home: Inside Unit,Upper Unit	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Stucco	Parking Access: Side
Foundation:	Parking: Carport; Single,Open,Visitor Parking
Rain Screen:	Locker: Yes
Renovations:	Units in Dev: 28 - Total Units in Strata: 28
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Hot Water	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Tar & Gravel	Fixtures Leased: No
Floor Finish: Hardwood,Vinyl/Linoleum	Fixtures Rmvd: No

View:

Mgmt. Company: SELF MANAGED

Complex / Subdiv: FRANCIS MANOR

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 19, PLAN NWS206, PART SW1/4, SECTION 8, TOWNSHIP 8, 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

Amenities: Elevator,Shared Laundry,Storage

Site Influences: Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby

Features: Dishwasher,Drapes/Window Coverings,Refrigerator,Stove

Bylaw Restrict: Age Restrictions,Pets Not Allowed

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 21'10			
Main	Dining Room	7'9 x 5'11			
Main	Kitchen	7'9 x 9'10			
Main	Primary Bedroom	10'4 x 14'1			
Main	Bedroom	9'3 x 13'4			
Main	Foyer	5'3 x 4'9			

Finished Floor (Main): 956 sqft	# Of Rooms: 6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1			
Finished Floor (Bsmnt): 0 sqft	Crawl/Bsmnt Height:			
Finished Floor (Total): 956 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 956 sqft	# Of Pets:			

Welcome to Francis Manor. Top floor 2 bedroom, 1 bathroom condo in the heart of Cloverdale. Adult-oriented 55+ complex, 956 sqft functional floorplan boasts an updated kitchen with ample storage. This south facing unit boasts a large balcony, hardwood floors, new vinyl windows & sliding door which offer lots of natural light. Convenient laundry room on the same floor and is included in the maintenance fee. Prime location near transit, shopping, recreation, major routes, and highways. Ideal for downsizers seeking a well-appointed home in a vibrant community.