

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2002
Frontage (ft):		Bathrooms:	2	Age:	22
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,797.81
Rear Yard Exp:		Maint. Fee:	303.27	For Tax Year:	2023
View:	Yes			P.I.D.:	025-509-080

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Rear
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mount Baker & the Valley
Mgmt. Company:	Peninsula Strata Management - 604-385-2242
Complex / Subdiv:	Forest Gate
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 15 DISTRICT LOT 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS37
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Smoke Alarm,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Premier Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 13'11			
Main	Dining Room	14'4 x 10'8			
Main	Kitchen	10'11 x 11'			
Above	Primary Bedroom	12' x 11'6			
Above	Bedroom	12' x 8'11			
Below	Foyer	3'5 x 8'8			

Finished Floor (Main):	567 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	535 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	64 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,166 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,166 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Forest Gate is sought after Sullivan Station. This family friendly neighbourhood is a cornerstone to White Rock, Cloverdale, & Langley, minutes to Hwy 99 and conveniently located steps to YMCA, Panorama Village Shopping with Fresh Street Market, Shoppers Drug Mart & Starbucks, parks, schools and transit. Upstairs offers two spacious bedrooms. Primary bedroom has large closet and en suite bathroom with oversized shower. Other features include laminate flooring & 9' ceilings on main, handy upper level laundry, South facing fenced yard & balcony with views of Mount Baker and the Valley plus a double tandem garage with workshop area and plenty of storage space. With new carpets and fresh paint throughout this lovely home is move in ready and quick possession is possible. Welcome home!!!