

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

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

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

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

Forest Gate in 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!!!