

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 1991
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 33
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> RAM-1
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$1,871.00
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 619.06	<b>For Tax Year:</b> 2023
<b>View:</b>		<b>P.I.D.:</b> 017-526-884

<b>Style of Home:</b> Rancher/Bungalow	<b>Parking:</b> Total: 1 - Covered: 1
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 1
<b>Exterior:</b> Stucco	<b>Parking Access:</b>
<b>Foundation:</b>	<b>Parking:</b> Garage; Underground, Visitor Parking
<b>Rain Screen:</b>	<b>Locker:</b> Yes
<b>Renovations:</b>	<b>Units in Dev:</b>
<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> Baseboard, Electric	<b>Property Disc:</b> No
<b>Outdoor Area:</b> Balcony(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Torch-On	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Wall/Wall/Mixed	<b>Fixtures Rmvd:</b> No

**View:**

**Mgmt. Company:** First service Managment - 604-684-6291

**Complex / Subdiv:** Queensgate

**Services Connected:** Electricity, Natural Gas

**Legal:** SL 179 INCL OF LT 1 EXC 1STLY PHASE 1 SP NW 3119 2ND PHASE 2 SP21054572

**Amenities:** Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Workshop Attached

**Site Influences:** Adult Oriented, Recreation Nearby, Retirement Community, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'			
Main	Dining Room	10' x 13'6"			
Main	Kitchen	10' x 8'			
Main	Primary Bedroom	17'6" x 15'6"			
Main	Walk-In Closet	5'8" x 5'			
Main	Bedroom	9' x 10'6"			

<b>Finished Floor (Main):</b> 1,287 sqft	<b># Of Rooms:</b> 6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 0 sqft	<b># Of Kitchens:</b> 1	Main	4	No
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1	Main	4	Yes
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Finished Floor (Total):</b> 1,287 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 1,287 sqft	<b># Of Pets:</b> 1 - Cats: Yes, Dogs: Yes			

Welcome to the sought after , Adulted oriented , 55 plus "Queen's Gate" boasting resort like Lifestyle! Queen's Gate offering Extensive amenities : Indoor Pool, Hot Tub, Exercise room , Impressive Lounge room, workshop, bike storage, table tennis, pool table, and Guest suites. This Lovely 1260 sq ft 2 bedroom , 2 bath unit looks over the court Yard. Super sized Primary bedroom, with fabulous ensuite offering : double vanity sinks, soaker tub plus Stand-up shower. Fair sized 2nd bedroom close to main 3 piece bath. 1 parking and 1 storage. Super close proximity to Minoru Center, transit , Hospital and other levels of Amenities. Quick possession possible