

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1987
Frontage (ft):		Bathrooms:	2	Age:	37
Lot Area:		Full Baths:	2	Zoning:	RM-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,768.68
Rear Yard Exp:		Maint. Fee:	584.35	For Tax Year:	2023
View:	Yes			P.I.D.:	006-944-060

Style of Home:	End Unit,Upper Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front,Rear
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 64
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : mountain
Mgmt. Company:	Quay Pacific - 604-371-2208
Complex / Subdiv:	Willow Park Estates
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 5, PLAN NWS2536, SECTION 15, 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
Amenities:	Club House,Garden,In Suite Laundry,Recreation Center,Storage
Site Influences:	Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'3 x 10'	Main	Bedroom	11'7 x 10'1
Main	Dining Room	13'3 x 10'1	Main	Bedroom	12'2 x 11'5
Main	Living Room	19'3 x 14'2	Main	Solarium	14'7 x 7'5
Main	Foyer	4'1 x 4'	Main	Patio	13'8 x 7'1
Main	Laundry	8'3 x 7'1			
Main	Primary Bedroom	16'7 x 11'1			
Main	Walk-In Closet	6'2 x 6'1			

Finished Floor (Main):	1,430 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,430 sqft	Basement:	Fully Finished,Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,430 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Spacious 3 bdrm 2 full bthrm 1430 sf upper corner/end unit in the sought after Willow Park Estates 55+ complex. Quiet area in the middle of the complex, primary w/wi closet. Beautiful solarium/enclosed sundeck with mountain views off your dng rm/kitchen w/breakfast bar - lots of cabinets and counterspace. Another covered balcony off the backside and huge living rm w/stairs leading to the backyard area. Fresh paint, 15K in new flooring, new light fixtures, new window coverings, new high end toilets. Single car carport + another spot. Private shared front entrance w/a chair lift! Strata car carport + another spot. Private shared front entrance w/ a chair lift! Strata includes heat, hot water, electricity! 1 cat or 1 dog max 25kg at full grown, smoking restrictions.