

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1983
Frontage (ft):		Bathrooms:	1	Age:	41
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,206.17
Rear Yard Exp:		Maint. Fee:	450.42	For Tax Year:	2023
View:	No			P.I.D.:	002-074-672

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single, Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Other	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Pivot Point Properties - 604-734-1600
Complex / Subdiv:	Oakhurst Park
Services Connected:	Electricity, Sanitary Sewer, Water
Legal:	STRATA LOT 58, PLAN NWS1894, PART NW1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Club House, Garden, In Suite Laundry, Workshop Detached
Site Influences:	Adult Oriented, Central Location, Private Yard, Recreation Nearby, Shopping Nearby
Features:	Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Intercom, Microwave, Refrigerator, Stove, Windows - Thermo
Bylaw Restrict:	Age Restrictions, Pets Not Allowed, Rentals Allowed
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'4 x 14'			
Main	Kitchen	10'3 x 9'10			
Main	Dining Room	9'8 x 9'5			
Main	Primary Bedroom	13'4 x 11'6			
Main	Bedroom	11'6 x 10'1			
Main	Storage	8'1 x 3'7			
Main	Foyer	6'5 x 4'5			

Finished Floor (Main):	1,043 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,043 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,043 sqft	# Of Pets:	Cats: No, Dogs: No			

Oakhurst Park 2 bed, 1 bath. 55+ complex, centrally located. Boasting lots of windows, with Top-Up Bottom-Up shades, & patio doors which provides a bright & spacious feel. This unit has had some beautiful updates over the years, inc crown moldings, updated maple kitchen with ample storage, backsplash, dining area & gorgeous cork flooring. The sink, faucet & quartz counter tops are new. The 2nd bdrm comes with a Murphy bed that can be easily converted to a den or office as needed. The bathrm has modern updates. The Primary Bdrm showcases a stylish feature wall & sliding barn doors. There is a large storage area within the unit as well as insuite laundry. The Strata updated all the plumbing throughout the complex in 2015/16/17. Quiet, private patio overlooks grass & garden space.