

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	26
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD98A
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,216.33
<b>Rear Yard Exp:</b>	Northwest	<b>Maint. Fee:</b>	532.95	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	024-355-283

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	116 - Total Units in Strata: 116
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	DWELL PROPERTY MGMT - 604-821-2999
<b>Complex / Subdiv:</b>	CHESAPEAKE LANDING
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 30, PLAN LMS3762, DISTRICT LOT 471, GROUP 2, 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
<b>Amenities:</b>	Club House,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub
<b>Site Influences:</b>	Adult Oriented,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'7 x 6'7	Main	Laundry	8'0 x 6'1
Main	Living Room	18'0 x 13'9	Main	Utility	5'6 x 3'9
Main	Dining Room	18'0 x 8'8	Above	Bedroom	11'6 x 14'2
Main	Family Room	12'1 x 14'3	Above	Bedroom	10'7 x 13'2
Main	Eating Area	8'7 x 8'6	Abv Main 2	Walk-In Closet	8'1 x 4'4
Main	Primary Bedroom	11'10 x 14'1	Above	Den	11'7 x 16'3
Main	Walk-In Closet	5'0 x 7'7	Above	Other	9'11 x 8'9

<b>Finished Floor (Main):</b>	1,420 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	827 sqft	<b># Of Kitchens:</b>	0	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	2,247 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,247 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Live the resort lifestyle at the impeccable Chesapeake Landing! Over 2200 square feet- over \$100k worth of upgrades including a new kitchen (stainless steel appliances, pasta tap, full height cupboards),new gas f/place, hardwood flooring + more! Primary bedroom on the main floor + three more bedrooms on second floor. Open concept, 2 gas fireplaces, vaulted ceilings in the dining/living room, Large, private fenced yard with lots of light. Walking distance to historic Ladner village. Double car garage with organizers! Amenities include a pool, hot tub, gym and recreation room. 2 pets ok, 55+ for at least one occupant.