

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,714.75
Rear Yard Exp:		Maint. Fee:	407.00	For Tax Year:	2023
View:	No			P.I.D.:	023-164-221

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Team Works - 604-854-1734
Complex / Subdiv:	Cedar Grove Place
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 16 SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS2061 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Workshop Attached
Site Influences:	Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'5			
Main	Dining Room	13'10 x 8'4			
Main	Living Room	13'10 x 21'2			
Main	Primary Bedroom	12'5 x 12'8			
Main	Bedroom	12'8 x 8'10			
Main	Laundry	7' x 7'			

Finished Floor (Main):	1,006 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,006 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,006 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Centrally located 2 bedroom 2 bath unit. Features include a gas fireplace for cozy winter evenings, large kitchen, very spacious layout, primary bedroom has 4 piece ensuite. Underground parking with a storage unit. Pet friendly. No age restrictions. Quick and easy freeway access, shopping, recreation nearby. Call today to view this unit.