

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	2	Age:	17
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,844.01
Rear Yard Exp:		Maint. Fee:	480.47	For Tax Year:	2023
View:	Yes			P.I.D.:	026-993-392

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single,Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	143 - Total Units in Strata: 143
# of Fireplaces:	1 - Fuel: Electric	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,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View: Yes : Greenbelt,Trees

Mgmt. Company: QUAY PACIFIC PROP MNGMNT - 604-521-0876

Complex / Subdiv: NATURES GATE

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 44 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICT BCS2236 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator,Guest Suite,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Central Location,Gated Complex,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Fire

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

Listing Broker(s): Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 11'5			
Main	Kitchen	10'10 x 8'10			
Main	Dining Room	4'11 x 8'5			
Main	Primary Bedroom	17'1 x 11'5			
Main	Bedroom	11'1 x 9'9			
Main	Laundry	5'9 x 5'1			

Finished Floor (Main):	988 sqft	# Of Rooms:	6	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 (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	988 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	988 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

WOW! Welcome to the Desirable & Beautiful Nature's Gate. This 2 bed, 2 bath West facing Condo is on quiet side of building & faces a soothing greenspace. The Kitchen, Dining & Living rooms all have updated laminate flooring w new bright white paint on walls, new carpets in bedrooms & living area is open plan. The Kitchen has plenty of elbow room & storage in the Laundry room off side of Kitchen. The spacious Living room has views of the green space & a pleasant fireplace with mantle. Large Primary Bedroom with a walk-thru closet & a private en-suite. Large, covered deck. Building includes guest suites to rent for visitors. Mill Lake, Transit Hub, Seven Oaks, Abby Hospital, & all levels of schools are a quick walk or drive from complex. Pet friendly! Have your realtor book a tour today!