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| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1976 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 48 |
| Lot Area: | | Full Baths: | 1 | Zoning: | RM-1 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$2,598.37 |
| Rear Yard Exp: | | Maint. Fee: | 351.00 | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 001-547-836 |

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| Style of Home: | 2 Storey | Parking: | Total: 2 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl | Parking Access: | |
| Foundation: | | Parking: | Carport; Single,Open,Visitor Parking |
| Rain Screen: | | Locker: | No |
| Renovations: | Partly | Units in Dev: | 58 - Total Units in Strata: 58 |
| # of Fireplaces: | 0 - Fuel: | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Fibreglass | Fixtures Leased: | No |
| Floor Finish: | Vinyl/Linoleum,Carpet | Fixtures Rmvd: | No |

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| View: | Yes : Nature reserve |
| Mgmt. Company: | self-managed - 604-530-9567 |
| Complex / Subdiv: | LONGLEA ESTATES |
| Services Connected: | Sanitary Sewer,Storm Sewer |
| Legal: | ST LOT 38, PLAN NW 877, DIST LOT 305, GROUP 2, NWLD |
| Amenities: | Club House,In Suite Laundry,Playground,Storage |
| Site Influences: | Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Windows - Thermo |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | RE/MAX Treeland Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|----------------|-------------|
| Main | Eating Area | 7'6 x 5'7 | Above | Bedroom | 12'10 x 8'3 |
| Main | Foyer | 5'10 x 3'5 | Above | Walk-In Closet | 5'2 x 4'9 |
| Main | Kitchen | 8'6 x 7'6 | Above | Walk-In Closet | 5'2 x 7'1 |
| Main | Dining Room | 7'6 x 5'2 | Main | Storage | 5'10 x 4'11 |
| Main | Living Room | 16' x 10' | | | |
| Above | Primary Bedroom | 12'3 x 11'4 | | | |
| Above | Bedroom | 12'10 x 8'4 | | | |

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|-------------------------|------------|----------------------------|--------------------------|----------------|-------------|----------|
| Finished Floor (Main): | 504 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 620 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 1,124 sqft | Basement: | None | | | |
| Unfinished Floor: | 30 sqft | # or % of Rentals Allowed: | 100% | | | |
| Grand Total: | 1,154 sqft | # Of Pets: | 1 - Cats: Yes, Dogs: Yes | | | |

LONGLEA ESTATES- QUIET LOCATION IN WELL-MAINTAINED, SELF MANAGED COMPLEX, CLOSE TO SCHOOLS, TRANSIT, PARK, AND SHOPS. FIRST-TIME BUYERS & INVESTORS!! SHARP PRICE POINT ON COMPLETELY RENOVATED UNIT. Vinyl windows, new kitchen, counters, cabinets, appliances, flooring, bathrooms, paint, baseboards- looks new!! Powder room on main. Primary bedroom boasts 2 walk-in closets. Main floor access to backyard- South-west exposed patio & Fenced yard overlook the nature reserve. Single carport plus parking stall- Rentals, kids, one pet ANY SIZE allowed. Low maintenance fee of \$351/month and over \$184,000 in Contingency reserve. Clubhouse and kid's playground, lots of visitor parking. Quick move-in OK!