

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

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

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			

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!