

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	2015
Frontage (ft):		Bathrooms:	2	Age:	9
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,573.43
Rear Yard Exp:	South	Maint. Fee:	510.47	For Tax Year:	2023
View:	Yes			P.I.D.:	029-720-001

Style of Home:	Corner Unit,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	245 - Total Units in Strata: 245
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Forest
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	The Ridge at Bose Farms
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 129, PLAN EPS2745, SECTION 12, TOWNSHIP 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 V
Amenities:	Club House,Elevator,Exercise Centre,Garden,Green House,Guest Suite,In Suite Laundry,Playground,Recreation Center,Storage
Site Influences:	Golf Course Nearby,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 10'5	Main	Foyer	4'10 x 5'11
Main	Dining Room	14'4 x 9'1			
Main	Kitchen	11'10 x 8'6			
Main	Den	8'0 x 6'0			
Main	Primary Bedroom	10'9 x 12'0			
Main	Walk-In Closet	8'0 x 5'0			
Main	Bedroom	11'3 x 8'11			

Finished Floor (Main):	1,073 sqft	# Of Rooms:	8	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	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,073 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,073 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Experience lifestyle upgraded in this exceptional 2-bedroom plus den condo with expansive views overlooking an old-growth forest trail. This home boasts a fully fenced yard, generous patio, and sunny southern exposure, making it ideal for dog lovers and entertainers alike. The open and spacious floorplan features abundant windows, a full-sized kitchen, and a dining suite perfect for hosting family gatherings. This home's tranquil location, private views and the sounds of wilderness that evoke the feeling of living in a nature preserve, all within the secure confines of this well-located building. This unit offers the convenience of two parking spaces and a storage locker on the same floor for added ease. This home is located in an exclusive purpose built community with extensive amenities