

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2002
Frontage (ft):		Bathrooms:	4	Age:	22
Lot Area:		Full Baths:	3	Zoning:	RM15
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,241.73
Rear Yard Exp:	East	Maint. Fee:	540.14	For Tax Year:	2023
View:	No			P.I.D.:	025-131-851

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Metal	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Hugh and McKinnon - 604-531-1909
Complex / Subdiv:	Magnolia
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	PL LMS4258 LT 60 LD 36 SEC 17 TWP 8 THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House
Site Influences:	Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Vacuum - Built In
Bylaw Restrict:	Age Restrictions, Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	8'10 x 9'6	Above	Bedroom	10'8 x 9'4
Main	Kitchen	10'3 x 14'4	Above	Bedroom	9'0 x 10'0
Main	Living Room	12'7 x 15'9	Bsmt	Family Room	11'3 x 8'11
Above	Primary Bedroom	10'8 x 15'6			

Finished Floor (Main):	768 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	710 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	287 sqft	Crawl/Bsmt Height:		Above	3	No
Finished Floor (Total):	1,765 sqft	Basement:	Fully Finished	Bsmt	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,765 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Enjoy living in Beautiful Magnolia located across from highly rated Adams Road Elementary School & Beautiful Park! Great community & well-run strata. Exceptionally clean. Spacious Open Main second floor. Great size master, 3 full & 1/2 bathrooms up. Super family rm on lower level & full bathroom. Walk out to nice grassed yard & patio. New roofs, fencing & retaining walls last year. Amenities nearby, Clayton Heights Shops biking walking trails, Clayton shops. Future SkyTrain. Quick Possession