

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1975
Frontage (ft):		Bathrooms:	2	Age:	49
Lot Area:		Full Baths:	1	Zoning:	MULTI
Flood Plain:		Half Baths:	1	Gross Taxes:	\$1,808.93
Rear Yard Exp:		Maint. Fee:	527.04	For Tax Year:	2023
View:	Yes			P.I.D.:	003-758-427

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	24 - Total Units in Strata: 24
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	Yes

View: Yes : Small city and bridge view

Mgmt. Company: Bayside Property Mgmt - 604-432-7774

Complex / Subdiv: Somerset Manor

Services Connected: Community

Legal: STRATA LOT 6 DISTRICT LOT 271 STRATA PLAN VR. 254,TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Amenities: Bike Room,Elevator,Shared Laundry,Storage

Site Influences:

Features: Dishwasher,Microwave,Refrigerator,Stove

Bylaw Restrict: Pets Not Allowed,Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9' x 16'4'			
Main	Dining Room	8'4' x 8'8'			
Main	Kitchen	9'6' x 8'			
Main	Primary Bedroom	12'10 x 11'9'			
Main	Bedroom	11'9' x 9'10'			
Main	Walk-In Closet	6'9' x 5'			

Finished Floor (Main):	911 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	911 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	911 sqft	# Of Pets:				

Highly sought after in Lower Lonsdale, Somerset Manor! Lovely 2 bdrm, 1.5 bath on raised ground level South West corner with peekaboo city and bridge views. Lots of work done to the building recently, fully rainscreened and plumbing repiped. Bright and spacious large condo with maple kitchen and eating area, large cozy living room w/ recently replaced laminate flooring (not bdrms). Wrap around sundeck. Perfect walkable location to vibrant Lower Lonsdale; loads of shopping, close to transit, recreation and great restaurants. Sorry no pets allowed. Rentals Allowed.