

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	38
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,466.73
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	373.97	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	006-967-281

<b>Style of Home:</b>	1 Storey,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	288 - Total Units in Strata: 288
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNT BAKER
<b>Mgmt. Company:</b>	Homelife Advantage - 604-858-7368
<b>Complex / Subdiv:</b>	CARRIAGE LANE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 9 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATAPLAN NW2539 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ONFORM 1
<b>Amenities:</b>	Club House,Exercise Centre,Workshop Detached
<b>Site Influences:</b>	Adult Oriented,Central Location,Private Setting,Recreation Nearby,Retirement Community,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Microwave,Vacuum - Built In
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 19'10			
Main	Kitchen	10'4 x 13'8			
Main	Dining Room	10'4 x 11'9			
Main	Primary Bedroom	11'7 x 14'0			
Main	Bedroom	11'7 x 11'0			
Main	Foyer	7'0 x 6'6			

<b>Finished Floor (Main):</b>	1,203 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,203 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100%			
<b>Grand Total:</b>	1,203 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

People 55 + love living in Carriage Lane & here is your chance to live here too! Mt Baker views, a great community & opportunity for socializing if desired!Offering 1203 sq ft, this freshly painted upper unit has been renovated beautifully & is move in ready! The renovated kitchen includes lots of gleaming white cabinetry, newer S/S appliances & leads to the spacious living rm. Head out to one of 2 outdoor spaces & enjoy year round with the covered deck! Stairs lead down to the private/treed yard that is perfect for pets! Primary suite offers his & hers closets & a 2 pc ensuite. There is a 4 pc main bth & a second bdrm/flex space w/ A/C that cools the entire home! Complex boasts an exercise rm, workshop & clubhouse. Shopping, restaurants & all amenities are right outside your door!