

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	2	Age:	33
Lot Area: (sq.ft.)	4,181.76	Full Baths:	2	Zoning:	RS2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,524.59
Rear Yard Exp:		Maint. Fee:	95.00	For Tax Year:	2023
View:				P.I.D.:	016-254-678

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Single,RV Parking Avail.
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Self Managed - 604-355-3286

Complex / Subdiv: CYPRESS PARK

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 16, PLAN NWS3292, SECTION 19, TOWNSHIP 3, RANGE 28, MERIDIAN W6, 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 1 OR V, AS APPROPRIAT

Amenities: None

Site Influences: Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 11'9	Main	Foyer	5'4 x 8'1
Main	Dining Room	13'4 x 11'5	Main	Office	5'9 x 7'5
Main	Kitchen	10'2 x 11'10			
Main	Eating Area	11'3 x 8'1			
Main	Primary Bedroom	11'3 x 14'6			
Main	Bedroom	12'2 x 10'3			
Main	Bedroom	14'5 x 9'1			

Finished Floor (Main):	1,385 sqft	# Of Rooms:	9	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	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,385 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,385 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Cypress Park! A fully renovated 3 bdrm + /2 bdrm + huge den, stunning rancher with private yard facing south east. Plant your garden, enjoy great neighbours. Parking for 3, Low strata fees, pets welcome, new wood flooring, modern white trim, paint, cabinets & countertops, large quartz top island, stunning, walk-in shower, soaker tub in ensuite all w/ quartz countertops, spacious, laundry area, and walk-in pantry. Unique mudroom / office off garage. Expensive custom blinds inside & top shelf aluminum roll down shutters on the outside. S/S appliances, including a Bosch D/W, A/C, new H/W tank, furnace, built-in vacuum, stunning stacked rock gas f/p and a bright open concept. Two small dogs or cats, or a combo not exceeding a total of two such pets. 55+ and RV parking.