

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	50
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-45
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,225.88
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	362.30	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-060-953

<b>Style of Home:</b>	2 Storey,End Unit	<b>Parking:</b>	Total: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Open,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	1354
<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>	Forced Air,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(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>	No
<b>Mgmt. Company:</b>	Century 21 Prudential Estates - 604-278-2121
<b>Complex / Subdiv:</b>	HAWTHORNE PARK
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 109 SECTION 24 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICTSTRATA PLAN NW41 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Playground,Pool; Outdoor
<b>Site Influences:</b>	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	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	11'4 x 11'7	Above	Den	6'6 x 8'3
Main	Dining Room	8'1 x 9'6			
Main	Kitchen	9'0 x 9'6			
Main	Foyer	6'0 x 3'10			
Above	Primary Bedroom	13'6 x 11'8			
Above	Bedroom	17'9 x 9'6			

<b>Finished Floor (Main):</b>	537 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	552 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,089 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100%			
<b>Grand Total:</b>	1,089 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Nestled beside Hawthorne Park, this well maintained complex w/ new roofs ( still being completed) is a family friendly community in a super convenient location & includes an outdoor pool & playground! Bus route to skytrain, schools, shopping, parks, restaurants & all amenities all outside your door. This 1089 sq ft 2 bdrm, 2 bthrm & den is a great opportunity to get into the market & is move in ready for you! Kitchen has loads of gleaming white cabinetry, S/S appliances & lots of counter / workspace. Living rm/ dining rm open plan leads to the great outdoor space. The pergola & awnings make it a great space to hang out & enjoy the summer! Head up to the 2 well sized bdrms & 4 pc bath ~ the den is great if working from home! This home is close to great Elementary & Secondary schools!