

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	2	Age:	18
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,825.56
Rear Yard Exp:		Maint. Fee:	459.59	For Tax Year:	2023
View:	Yes			P.I.D.:	026-993-198

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Other,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Grge/Double Tandem
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	143 - Total Units in Strata: 71
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Other,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Forest View
Mgmt. Company:	Quay Pacific Property Manageme
Complex / Subdiv:	Nature's Gate
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LT 25, LD 36, SEC 21, TP 16, PLAN BCS2236, NWD
Amenities:	Bike Room,Elevator,Guest Suite,In Suite Laundry,Storage
Site Influences:	Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'6			
Main	Dining Room	12'6 x 7'			
Main	Kitchen	11'6 x 8'6			
Main	Primary Bedroom	10'6 x 13'6			
Main	Bedroom	10'9 x 9'6			
Main	Laundry	3'6 x 5'			
Main	Storage	5'5 x 3'			

Finished Floor (Main):	955 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	955 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	955 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Living in Nature at Natures Gate! Large corner has the feeling of living amongst the trees. Nestled into a beautiful greenbelt right in the heart of the city. Your big and beautiful new space boasts 9' high ceilings, crown mouldings, new laminate floors, in-suite laundry, 2 underground parking spaces, private storage locker (right across the hall), and a large (11'6x12'6) South facing corner patio! Go for a walk in the greenbelt trails, take a quick stroll over to Mill Lake Park or pop over to the shops at Sevenoaks mall just a short walk away. Public transit nearby and a 5 minute drive to Hwy 1, this is a prime location combining the serenity of nature with the accessibility of city living! Don't delay, come home today!