

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	2	Age:	33
Lot Area:		Full Baths:	2	Zoning:	RM-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,235.50
Rear Yard Exp:	South	Maint. Fee:	404.31	For Tax Year:	2023
View:	No			P.I.D.:	016-840-721

Style of Home:	End Unit,Ground Level Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	111
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay pacific - 604-371-2208
Complex / Subdiv:	Orangewood
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 89 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATAPLAN NW2836 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Workshop Attached
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Security System,Vacuum - Built In
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 14'10	Main	Foyer	5'2 x 4'2
Main	Dining Room	10'5 x 10'4			
Main	Kitchen	12'1 x 10'6			
Main	Primary Bedroom	12'1 x 14'2			
Main	Bedroom	9'6 x 11'0			
Main	Den	11'5 x 12'4			
Main	Laundry	4'11 x 7'4			

Finished Floor (Main):	1,416 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,416 sqft	Basement:	Crawl,None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,416 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Orangewood ~ a 55+ complex w/ a sense of community rarely found! This 1416 sq ft ground level rancher style end unit is meticulously kept & move in ready! Tons of updates include new furnace, hot water tank, freshly painted & more. Open concept dining & living rm w/ gas fireplace. Step out to the private 10x10 patio & enjoy the upcoming summer! Two huge bedrooms including the primary suite large enough for a king bed w/ his & hers closets & 4 pc ensuite. The den is a great flex space & makes a great office, extra tv rm etc. White kitchen has newer S/S appliances, casual dining space, & there is a full laundry rm. Storage is no problem w/ the easily accessible massive crawlspace! This home has lots of windows & sky lights making it nice & bright! Walk to the library, shopping, rec & more!