

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1963
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	61
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	RM1
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,220.78
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	325.00	<b>For Tax Year:</b>	2022
<b>View:</b>			<b>P.I.D.:</b>	018-557-350

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On,Wood	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** STRATA LOT 13 BLOCKS 8 AND 9 DISTRICT LOT 401 GROUP 1 NEW WESTMINSTERDISTRICT STRATA PLAN LMS1172 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

**Amenities:** In Suite Laundry,Storage

**Site Influences:** Central Location,Paved Road,Private Yard

**Features:**

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** Johnston Meier Insurance Agencies & Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'7 x 7'11			
Above	Bedroom	10'3 x 7'0			
Above	Bedroom	12'10 x 9'3			
Above	Primary Bedroom	16'7 x 11'6			
Main	Living Room	16'7 x 11'0			
Main	Dining Room	10'1 x 9'1			
Main	Foyer	4'4 x 3'0			

<b>Finished Floor (Main):</b>	1,188 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 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>Suite:</b>				
<b>Finished Floor (Total):</b>	1,188 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,188 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to your new home! This charming 3-bedroom, 2-bathroom gem is nestled in a central location, offering convenience and accessibility. The carport ensures hassle-free parking, while the updated interior boasts a functional kitchen perfect for culinary adventures. Kitchen, dining and large living room with access to backyard/patio and Handy powder room on main level. Upstairs offers 3 bedrooms and full bathroom. Relax in the huge primary bedroom with covered deck! Turn key home complete with newer furnace, AC and hot water on demand for comfort year-round. Outside, enjoy the fenced yard and handy shed for storage or hobbies. Well maintained and low strata fees, Great value in this family home or investment property!