

|                         |    |                    |        |                            |             |
|-------------------------|----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |    | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 1981        |
| <b>Frontage (ft):</b>   |    | <b>Bathrooms:</b>  | 1      | <b>Age:</b>                | 43          |
| <b>Lot Area:</b>        |    | <b>Full Baths:</b> | 1      | <b>Zoning:</b>             | RM          |
| <b>Flood Plain:</b>     |    | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$1,110.82  |
| <b>Rear Yard Exp:</b>   |    | <b>Maint. Fee:</b> | 472.80 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | No |                    |        | <b>P.I.D.:</b>             | 001-814-362 |

|                         |                                 |                         |                       |
|-------------------------|---------------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | Inside Unit                     | <b>Parking:</b>         | Total: 1 - Covered: 1 |
| <b>Construction:</b>    | Frame - Wood                    | <b>Covered Parking:</b> | 1                     |
| <b>Exterior:</b>        | Vinyl                           | <b>Parking Access:</b>  |                       |
| <b>Foundation:</b>      |                                 | <b>Parking:</b>         | Garage; Underground   |
| <b>Rain Screen:</b>     |                                 | <b>Locker:</b>          |                       |
| <b>Renovations:</b>     |                                 | <b>Units in Dev:</b>    |                       |
| <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>    | Baseboard,Hot Water,Natural Gas | <b>Property Disc:</b>   | Yes                   |
| <b>Outdoor Area:</b>    | Balcony(s)                      | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Other,Torch-On                  | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Laminate,Tile                   | <b>Fixtures Rmvd:</b>   | No                    |

|                            |                                                                                                                                                                                                                                                  |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>View:</b>               | No                                                                                                                                                                                                                                               |
| <b>Mgmt. Company:</b>      |                                                                                                                                                                                                                                                  |
| <b>Complex / Subdiv:</b>   | Maplewood Manor                                                                                                                                                                                                                                  |
| <b>Services Connected:</b> | Electricity,Sanitary Sewer,Storm Sewer,Water                                                                                                                                                                                                     |
| <b>Legal:</b>              | STRATA LOT 23, PLAN NWS1482, PART W1/2, SECTION 20, TOWNSHIP 16, 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 APPROPRIATE |
| <b>Amenities:</b>          | Elevator,In Suite Laundry                                                                                                                                                                                                                        |
| <b>Site Influences:</b>    | Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby                                                                                                                                                                                |
| <b>Features:</b>           | Clothes Washer/Dryer,Refrigerator,Stove                                                                                                                                                                                                          |
| <b>Bylaw Restrict:</b>     | Age Restrictions                                                                                                                                                                                                                                 |
| <b>Listing Broker(s):</b>  | Oneflatfee.ca, Oneflatfee.ca                                                                                                                                                                                                                     |

| Floor | Type            | Dimensions  | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main  | Primary Bedroom | 17'4 x 12'9 |       |      |            |
| Main  | Bedroom         | 10'9 x 10'6 |       |      |            |
| Main  | Living Room     | 14'9 x 13'  |       |      |            |
| Main  | Dining Room     | 10' x 9'6   |       |      |            |
| Main  | Laundry         | 6' x 6'     |       |      |            |
| Main  | Kitchen         | 10' x 10'   |       |      |            |

|                                |            |                           |       |                       |                    |                 |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,025 sqft | <b># Of Rooms:</b>        | 6     | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>     | 1     | Main                  | 3                  | Yes             |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 1     |                       |                    |                 |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             |       |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,025 sqft | <b>Crawl/Bsmt Height:</b> |       |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | None  |                       |                    |                 |
| <b>Grand Total:</b>            | 1,025 sqft | <b>Beds In Bsmt:</b>      | 0 / 2 |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |       |                       |                    |                 |

Welcome to this charming 2 bedroom and 1 bath unit in Maplewood Manor. This well maintained 55+ (one owner needs to 55+ but provincial exceptions allow a spouse/caretaker and your children of any age to live with you) complex offers the convenience of underground parking and plenty visitor parking. The unit boasts a large master bedroom with walk-through access to the bathroom and in suite laundry. The layout includes a spacious dining and living area. Schedule your appointment today!