

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2002
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	22
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	STRATA
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,783.86
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	347.81	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	025-477-501

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 24
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Pacific Quorum - 604-854-1734
<b>Complex / Subdiv:</b>	Cambrige Court
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 2, PLAN BCS38, PART SW1/4, SECTION 36, TOWNSHIP 8, 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>	None
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 19'2			
Main	Dining Room	6'11 x 10'3			
Main	Kitchen	8'2 x 12'8			
Above	Primary Bedroom	12'9 x 12'3			
Above	Bedroom	12'9 x 12'1			
Below	Flex Room	15'2 x 10'6			

<b>Finished Floor (Main):</b>	634 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	598 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	245 sqft	<b># Of Levels:</b>	3	Above	5	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,477 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,477 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Welcome to Cambridge Court, this 2 BDRM + FLEX ROOM is a move-in ready home which has many features including: Upgraded vinyl plank floor and carpeting, upgraded main floor powder room and many updates in the main bathroom. The kitchen features stainless appliances. Both bedrooms are large and on the lower level is a large flex room awaiting your ideas. Cambridge Court is a serene and close-knit community of only 24 townhouses in Walnut Grove. The complex provides a family oriented atmosphere and is only steps away from the walking bridge which allows access to Walnut Grove Secondary, Walnut Grove Community Centre + library, Walnut Grove Community Park (sports fields and spray park)and many shops and services! Don't miss this opportunity to become part of this family-oriented complex!