

Lot Dimensions (ft):		Bedrooms:	1	Approx. Year Built:	2025
Frontage (ft):		Bathrooms:	1	Age:	0
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	429.80	For Tax Year:	2025
View:	Yes			P.I.D.:	032676735

Style of Home:		Parking:	Total: 1 - Covered: 1
Construction Materials:	Frame Wood, Fibre Cement (Exterior), Mixed (Exterior)	Covered Parking:	1
Foundation:	Block	Parking Features:	Underground, Front Access
Rain Screen:		Locker:	1
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	Public Transit: Close - School Bus: Close
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Playground, Balcony	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed, Vinyl	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	REMI Realty
Complex / Subdiv:	Aldergrove Town Centre - Jackman
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	SL 42 SEC 20 TWP 13 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7980
Amenities:	Bike Room, Clubhouse, Day Care, Exercise Centre, Trash, Maintenance Grounds, Gas, Heat, Hot Water, Management, Snow Removal
Site Influences:	Central Location, Near Golf Course, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Microwave, Underground, Front Access, Shopping Nearby, Elevator, Storage, Pantry, Central Location, Near Golf Course, Recreation Nearby, In Unit, Playground, Balcony, Smoke Detector(s)
Bylaw Restrict:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions
Listing Broker(s):	

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

Finished Floor (Main):	640 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	0
Finished Floor (Below):	0 sqft	# Of Levels:	One			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	640 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	640 sqft	Pets Allowed:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions			

Introducing Jackman at Aldergrove Town Centre!! This perfect 1st time buyer home faces North, away from Fraser Hwy, and offers built in A/C, a gourmet kitchen with Top of The Line Samsung s.s. appliances and incl a gas range, pantry and a large quartz island! Large windows allow plenty of natural light and a wonderful view of the mountains which will never be obstructed. This well built complex has so much to offer with an exercise centre, clubhouse, day care, a bike room and in-suite laundry! The den (with a closet) is perfect for your home office. A short walk to the new \$11ml rec centre, shopping and restaurants/cafes. Quick, easy access to Hwy 1 & the U.S. border. 1 parking & 2 storage lockers. 2 dogs or 2 cats or 1 of each allowed. Here's your opportunity to own a brand new home!!