

Lot Dimensions (ft):	Bedrooms: 2	Approx. Year Built: 2014
Frontage (ft):	Bathrooms: 2	Age: 11
Lot Area:	Full Baths: 2	Zoning: CD-75
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,260.65
Rear Yard Exp:	Maint. Fee: 382.90	For Tax Year: 2025
View: No		P.I.D.: 029291046

Style of Home:	Parking: Total: 2 - Covered: 2
Construction Materials: Frame Wood, Stone (Exterior), Vinyl Siding, Wood Siding	Covered Parking: 2
Foundation: Concrete Perimeter	Parking Features: Underground, Guest
Rain Screen:	Locker:
Renovations:	Units in Dev: 166 - Total Units in Strata: 166
# of Fireplaces:	Distance to:
Water Supply: Public	Title to Land: Freehold Strata
Fuel/Heating: Electric	Property Disc: Yes
Outdoor Area: Playground, Private Yard	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Laminate, Tile, Wall/Wall/Mixed	Fixtures Rmvd: No

View: No
Mgmt. Company: Quay Pacific - 604-371-2208
Complex / Subdiv: Walnut Ridge 3
Services Connected: Electricity Connected, Water Connected
Legal: STRATA LOT 67 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS1954 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities: Clubhouse, Exercise Centre, Trash, Maintenance Grounds, Gas, Hot Water, Management, Recreation Facilities, Snow Removal
Site Influences: Central Location, Private, Recreation Nearby
Features: Washer/Dryer, Dishwasher, Refrigerator, Stove, Microwave, Underground, Guest, Gated, Shopping Nearby, Storage, Pantry, Patio, Window Coverings, Central Location, Private, Recreation Nearby, In Unit, Playground, Private Yard
Bylaw Restrict: Cats OK, Dogs OK, Yes With Restrictions
Listing Broker(s):

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'7 x 6'5	Main	Den	9'5 x 8'1
Main	Pantry	4'6 x 6'1			
Main	Kitchen	8'7 x 9'7			
Main	Dining Room	10'3 x 10'1			
Main	Living Room	10'11 x 15'8			
Main	Bedroom	8'9 x 11'10			
Main	Primary Bedroom	10'8 x 14'2			

Finished Floor (Main): 1,138 sqft	# Of Rooms: 8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	0
Finished Floor (Below): 0 sqft	# Of Levels:	Main	4	1
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 1,138 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed: 100			
Grand Total: 1,138 sqft	Pets Allowed: Cats OK, Dogs OK, Yes With Restrictions			

2 BED | 2 BATH | LARGE FLEX/DEN | PRIVATE PATIO. Bright & beautifully designed OPEN CONCEPT home that is functional, well laid out & exceptionally built. Bedrooms are positioned on opposite sides for added privacy, each with walk-through closets and ensuites featuring heated floors. Versatile DEN/FLEX room with closet works as a home office or potential 3rd bedroom. Updated white kitchen with quartz counters, 5-burner stove, walk-in pantry & BRAND NEW fridge with ice & water. Large private patio for year-round use. AIR CONDITIONING & high-efficiency heat pump. Updated carpets in both bedrooms. Vacant & move-in ready. 2 parking stalls plus secure garage-style storage with power. Excellent location close to shops, restaurants, schools, trails & HWY 1. Strata fee incl gas, hot water & gym.