

Lot Dimensions (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	33
Lot Area: (sq.ft.)	1,115.00	Full Baths:	2	Zoning:	APT
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,162.16
Rear Yard Exp:		Maint. Fee:	571.54	For Tax Year:	2025
View:				P.I.D.:	015263274

Style of Home:		Parking:	Total: 1 - Covered: 1
Construction Materials:	Frame Wood, Stucco	Covered Parking:	1
Foundation:	Concrete Perimeter	Parking Features:	Underground, Guest, Front Access, Concrete, Garage Door Opener
Rain Screen:		Locker:	1
Renovations:		Units in Dev:	222 - Total Units in Strata: 222
# of Fireplaces:	1 - Fuel: Gas	Distance to:	Public Transit: NEAR
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Natural Gas	Property Disc:	No
Outdoor Area:	Balcony	PAD Rental:	
Type of Roof:		Fixtures Leased:	No
Floor Finish:	Laminate, Tile	Fixtures Rmvd:	No

View:	
Mgmt. Company:	THE WYNFORD GROUP
Complex / Subdiv:	Queens Gate
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	STRATA LOT 2, BLOCK 4N, PLAN NWS3119, SECTION 16, RANGE 6W, 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
Amenities:	Clubhouse, Caretaker, Trash, Maintenance Grounds, Hot Water, Management, Recreation Facilities, Sewer, Snow Removal
Site Influences:	Wooded
Features:	Washer, Dryer, Dishwasher, Refrigerator, Stove, Underground, Guest, Front Access, Concrete, Garage Door Opener, Indoor, Adult Oriented, Shopping Nearby, Elevator, Guest Suite, Storage, Swirlpool/Hot Tub, Patio, Deck, Gas, Wheelchair Access, Wooded, In Unit, Balcony
Bylaw Restrict:	Cats OK, Dogs OK, Number Limit (One)
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 9'2	Main	Other	9'6 x 35'4
Main	Foyer	3'8 x 3'8	Main	Other	19'2 x 5'4
Main	Dining Room	17'11 x 9'9			
Main	Living Room	13'10 x 13'4			
Main	Primary Bedroom	10'9 x 13'7			
Main	Walk-In Closet	5'1 x 5'8			
Main	Bedroom	10'2 x 11'2			

Finished Floor (Main):	1,115 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	
Finished Floor (Below):	0 sqft	# Of Levels:		Main	3	0
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,115 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	222			
Grand Total:	1,115 sqft	Pets Allowed:	Cats OK, Dogs OK, Number Limit (One)			

Corner-End Unit with a Fabulous floor plan & Loads of Windows & Natural light with 9' Ceilings! NOT located on the Main floor as address suggests, but secured on the second floor. Professionally measured at 1,184 sqft (strata plan says 1,115 sqft) plus an additional near 600 square feet of outdoor patio and deck. Lament floors in great condition, crown moldings, kitchen with eating area plus space for a formal dining room to entertain as well. Walk-in closet in master bedroom and full size washer and dryer in-suite. 55+ Building offering indoor pool and hot tub, 3 guests suites for family or friends, work shop, gym, games room, visitor parking and fabulous party room! Cat or Dog allowed up to 15" high! Quick possession possible!