

Lot Dimensions (ft):	Bedrooms: 1	Approx. Year Built: 1970
Frontage (ft):	Bathrooms: 1	Age: 56
Lot Area:	Full Baths: 1	Zoning: MF
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,558.11
Rear Yard Exp:	Maint. Fee: 416.50	For Tax Year: 2025
View:		P.I.D.: 001205773

Style of Home:		Parking: Total: 1 - Covered: 1
Construction Materials: Frame Wood, Stucco, Vinyl Siding, Wood Siding		Covered Parking: 1
Foundation: Slab		Parking Features: Carport Single, Side Access
Rain Screen: No		Locker: 1
Renovations:		Units in Dev: 28
# of Fireplaces:		Distance to:
Water Supply: Public		Title to Land: Freehold Strata
Fuel/Heating: Hot Water		Property Disc: Yes
Outdoor Area: Balcony		PAD Rental:
Type of Roof: Torch-On		Fixtures Leased:
Floor Finish: Hardwood, Vinyl		Fixtures Rmvd:

View:

Mgmt. Company: Paradigm - 604-229-8116

Complex / Subdiv: Francis Manor

Services Connected: Electricity Connected, Water Connected

Legal: STRATA LOT 24 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLANNW206 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TOTHE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Clubhouse, Trash, Maintenance Grounds, Heat, Hot Water, Snow Removal

Site Influences: Recreation Nearby

Features: Dishwasher, Refrigerator, Freezer, Microwave, Oven, Range Top, Carport Single, Side Access, Adult Oriented, Shopping Nearby, Elevator, Storage, Window Coverings, Recreation Nearby, Common Area, Balcony

Bylaw Restrict: No Cats, No Dogs, No

Listing Broker(s):

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	7'6 x 8'2			
Main	Kitchen	9'2 x 9'11			
Main	Living Room	12'8 x 14'2			
Main	Bedroom	11'0 x 14'0			
Main	Flex Room	12'8 x 7'4			

Finished Floor (Main): 838 sqft	# Of Rooms: 5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	0
Finished Floor (Below): 0 sqft	# Of Levels:			
Finished Floor (Bsmnt): 0 sqft	Crawl/Bsmnt Height:			
Finished Floor (Total): 838 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 838 sqft	Pets Allowed: No Cats, No Dogs, No			

Welcome to Frances Manor in the heart of Cloverdale. This spacious 1bdm and large flex room are steps from the Historic downtown Cloverdale. Flat walking distance to shopping, recreation centre, transit, schools, restaurants and so much more. This beautifully maintained unit includes updated windows, doors, moldings, granite countertops, stainless steel appliances with high end Fisher and Paykel - fridge, freezer & dishwasher, designer lighting and so much more. This is a must see for this building. Age restriction 55+. Book your showing today!