

93 - 15588 32 Avenue

Exterior:

- Asphalt roof
- Brick and hardie board siding
- Double tandem garage with storage
- Visitor parking

Interior Features:

- **Upgrades:** window screens, sliding screen door to roof garden, sliding glass shower door on bath in main bathroom, shoe cupboard in garage
- Kitchen: dark kitchen cabinets, quartz counter tops, stainless steel appliances include; Samsung fridge, Whirlpool 30" smooth top electric range, Spange Vetro stainless steel hood fan, Whirlpool dishwasher, Panasonic microwave, garburator
- Laundry Room: Whirlpool front loading stacking washer and dryer
- Master Bedroom: two banks of closets
- 2 spacious secondary bedrooms
- Baseboards throughout
- Roughed-in alarm system: 2 key pads

ReMax Property Management

Tel: 604-821-2999

Monthly Maintenance Fee: \$132.57

(management, amenities, garbage, gardening)

Contingency Reserve Fund: ordered

Units in Complex: 96

Restrictions: Please confirm by reading Bylaws, Rules and Regulations.

Restrictions:

Pets: 1 dog or 1 cat (no height or weight restriction)

Ages: all ages welcome

Rentals: allowed

Barbeques: yes

Amenities:

Clubhouse

Rental Charge:

\$40, non-statutory dates

\$80, statutory holidays

\$500 refundable deposit

Main Floor: 665 sq. ft.

Upper Floor: 678 sq. ft.

Lower Floor: 30 sq. ft. (entrance hall)

Totals Floor Area: 1,519 sq. ft.

Rooftop patio: 388 sq. ft.

Neighborhood Schools:

Morgan Elementary: 3366 156A Street

Earl Marriot Secondary: 15751 16 Avenue

2-5-10 Year Warranty: #80201499

Builder: South Slope Developments

Disclaimer: Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. House size taken from strata plan. Buyer to verify, if important prior removing conditions.

Note: Marketing brochures typically show larger square footage.



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