

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):	Bathrooms:	3	Age:	2
Lot Area:	Full Baths:	2	Zoning:	RM-1
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,249.86
Rear Yard Exp:	Maint. Fee:	244.39	For Tax Year:	2021
View:			P.I.D.:	031-044-221

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Concrete,Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	59
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	RANCHO MANAGEMENT
Complex / Subdiv:	WILLOW & OAK
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 45, PLAN EPS5932, SECTION 15, TOWNSHIP 12, NEW WESTMINSTER LAND DISTR
Amenities:	None
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Vaulted Ceiling
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'2 x 11'6	Below	Foyer	10'6 x 7'1
Main	Living Room	14'11 x 15'5			
Main	Kitchen	11'1 x 13'4			
Above	Master Bedroom	13'5 x 11'4			
Above	Bedroom	8'5 x 9'5			
Above	Bedroom	8'8 x 8'1			
Below	Den	10'6 x 7'1			

Finished Floor (Main):	635 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	674 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	193 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,502 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,502 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Your search stops here with this nearly new CORNER UNIT townhome at Willow & Oak! One of the best units in the complex. This bright and spacious 3 bedroom & den will definitely tick all your boxes with a master bedroom that has amazing vaulted ceilings and walk in closet. Perfect side by side washer/dryer in your spacious laundry room conveniently located on the top floor A dream kitchen with gorgeous quartz counters, upgraded appliance package and an oversized island perfect for entertaining. Bbq gas hook up all ready for you on your deck off the dining area. DOUBLE SIDE BY SIDE GARAGE EQUIPPED WITH A TESLA EV CHARGER. Not to mention the private fenced yard for all your gardening desires or a place for the kids to play. A must see!