

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):	Bathrooms:	4	Age:	7
Lot Area:	Full Baths:	3	Zoning:	RM60
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,231.81
Rear Yard Exp:	Maint. Fee:	264.91	For Tax Year:	2023
View:			P.I.D.:	030-095-930

Style of Home:	3 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	19
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	
Mgmt. Company:	Self Managed
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 2 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4172 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry,Playground
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Planet Group Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Flex Room	11' x 11'6			
Main	Kitchen	13'4 x 8'7			
Main	Dining Room	16'10 x 14'3			
Main	Living Room	17'8 x 12'3			
Above	Primary Bedroom	13'6 x 13'6			
Above	Bedroom	10'2 x 11'			
Above	Bedroom	9'4 x 8'4			

Finished Floor (Main):	744 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	796 sqft	# Of Kitchens:	1	Below	4	No
Finished Floor (Below):	356 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,896 sqft	Basement:	None	Above	5	Yes
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,896 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

With almost 1900 sq.ft of living space, this home boasts 3 Bedrooms, 4 baths plus a Large Flex Room. This has it all - A double-wide garage, a large flexroom and full bath on ground level (can potentially be used as a 4th bedroom with it's own ensuite), open concept kitchen & living on the main floor with powder room, 3 spacious upper level bedrooms and 2 full baths, including a spa-like ensuite with a soaker tub and convenient upper floor laundry. This home also includes KitchenAid Stainless Steel Appliances, Gas Range, Quartz Counter-tops, Soft-Close Cabinets and wide-plank laminate flooring. Low Strata Fee! Well taken care of by it's original owners. You will love living in a townhouse that feels like a detached home. Bonus-Tons of EXTRA STREET PARKING!