

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2002
Frontage (ft):	Bathrooms:	2	Age:	22
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,659.95
Rear Yard Exp:	Maint. Fee:	263.87	For Tax Year:	2023
View:			P.I.D.:	025-537-172

Style of Home:	2 Storey,End Unit	Parking:	Total: 2
Construction:	Concrete Frame,Frame - Wood	Covered Parking:	
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	68 - Total Units in Strata: 68
# 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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:

Mgmt. Company: PENINSULA STRATA MGMT - 604-385-2242

Complex / Subdiv: Forest Gate

Services Connected: Community,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 30, PLAN BCS37, SECTION 10, TOWNSHIP 2, 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 V

Amenities: In Suite Laundry,Storage

Site Influences: Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security - Roughed In

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): RE/MAX Blueprint Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'11 x 14'3	Below	Storage	6'6 x 8'11
Main	Living Room	12'1 x 8'4	Below	Utility	3'1 x 9'6
Main	Walk-In Closet	5'4 x 5'9	Main	Bedroom	10'4 x 9'3
Main	Dining Room	14'3 x 6'6			
Main	Kitchen	9'9 x 9'0			
Main	Foyer	3'11 x 5'4			
Main	Patio	12'1 x 6'1			

Finished Floor (Main):	991 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	991 sqft	Basement:	None			
Unfinished Floor:	248 sqft	# or % of Rentals Allowed:				
Grand Total:	1,239 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Beautiful townhome this 2 bed, 2 bath end unit is located near Panorama Village and the YMCA. The bright unit offers updates features in past years with appliances in kitchen, crown moulding throughout living room, built-in microwave, stove and washer/dryer backing onto a private greenbelt with plenty of visitor parking in front. The layout lightens your laminate flooring and wainscoting throughout with a south facing balcony. Garage also includes additional storage space, close to shopping, schools, transit, recreation, parks and highway. Brand New Roof. Washer/dryer 2021. Grab it before its Gone!!