

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	3	Age:	6
Lot Area:		Full Baths:	2	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,282.18
Rear Yard Exp:		Maint. Fee:	463.28	For Tax Year:	2023
View:	Yes			P.I.D.:	030-417-473

Style of Home:	Basement Entry	Parking:	Total: 5 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : peek a boo Fraser River
Mgmt. Company:	Campbell Strata Management - 604-864-0380
Complex / Subdiv:	Seasons at Cedar Sky
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 66, PLAN EPS2604, DISTRICT LOT 275, GROUP 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:	Air Cond./Central,In Suite Laundry
Site Influences:	Private Setting
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	16'2 x 15'8	Bsmt	Recreation Room	19' x 12'7
Main	Dining Room	11'6 x 9'1	Bsmt	Den	9'7 x 8'9
Main	Kitchen	15'6 x 10'2	Bsmt	Laundry	9'9 x 6'8
Main	Primary Bedroom	16'2 x 15'8			
Main	Walk-In Closet	10'3 x 6'2			
Main	Bedroom	11'2 x 10'			
Bsmt	Foyer	9'7 x 6'2			

Finished Floor (Main):	1,464 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	692 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Finished Floor (Total):	2,156 sqft	Basement:	Fully Finished,Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,156 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this spectacular end unit townhouse with a triple garage and a stunning patio looking out to a gorgeous courtyard. This family friendly townhome shows like new and offers 9' ceilings on both levels and a spacious open floor plan with extras galore. The chefs kitchen offers upgraded stainless appliances, quartz counters, and lots of natural light from the oversized windows. The living and dining flow from the kitchen and feature a beautiful gas f/p feature wall and a covered balcony. The primary bedroom is a tranquil retreat with sitting area and a spa like ensuite with freestanding soaker tub, sep shower with rainfall showerhead and two sinks. The lower level has a huge family room, home office space and large laundry room. Need a workshop or room for your small boat, its here!