

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	18
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-9
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,971.79
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	564.71	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	026-738-741

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed, Vinyl	<b>Parking Access:</b>	Lane, Rear
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport, Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	30 - Total Units in Strata: 30
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s), Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Tile, Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	HomeLife Advantage Prop Mgmt - 604-858-7368
<b>Complex / Subdiv:</b>	SININGER PLACE
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 17, PLAN BCS1945, SECTION 12, TOWNSHIP 23, 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
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location, Paved Road, Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm, Vacuum - Roughed In, Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 13'8	Below	Other	33'9 x 18'0
Main	Dining Room	13'8 x 10'10			
Main	Kitchen	11'8 x 10'0			
Above	Bedroom	12'8 x 9'5			
Above	Bedroom	10'11 x 9'5			
Above	Primary Bedroom	13'11 x 12'10			
Above	Walk-In Closet	6'0 x 5'0			

<b>Finished Floor (Main):</b>	747 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	755 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,502 sqft	<b>Basement:</b>	Full, Unfinished			
<b>Unfinished Floor:</b>	705 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,207 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

GARRISON CROSSING!! Dream location with great access to everything in the right place with a price you can afford. This home has the best of everything. Three bedrooms upstairs with a large primary bedroom with a walk-in closet that has a window. The main floor is open concept with a high ceiling. The undeveloped basement has an outside access in case you want to consider a suite or you can develop it into a family area to really make it the best for your needs. The separate double garage has an extra long bay (27'5) and will fit loads of toys. These homes in this area aren't available often. The street is quiet and tucked away to the exterior of the development. Great schools and walk to everything.