

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1981
Frontage (ft):	Bathrooms:	2	Age:	43
Lot Area:	Full Baths:	2	Zoning:	RM
Flood Plain:	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:	Maint. Fee:	722.17	For Tax Year:	2022
View:			P.I.D.:	300-008-948

Style of Home:	Ground Level Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Side
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Westsea Construction Ltd. - 780-428-6511
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 2 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 58959
Amenities:	Club House,In Suite Laundry,Tennis Court(s)
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Not Allowed,Rentals Allowed
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'3 x 5'1	Main	Storage	10'3 x 6'4
Main	Living Room	17'4 x 13'3			
Main	Dining Room	12'6 x 10'2			
Main	Kitchen	11'3 x 10'5			
Main	Bedroom	14'3 x 10'3			
Main	Bedroom	14'8 x 10'9			
Main	Primary Bedroom	16'2 x 10'8			

Finished Floor (Main):	1,271 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,271 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,271 sqft	# Of Pets:				

Welcome to the ease of one level living in this spacious ground floor townhome. With three beds and two baths, it's a versatile space for any lifestyle. Enjoy your own private backyard patio. This home is in a prime location, close to both elementary and high schools, with a college campus and shopping nearby. Don't miss the opportunity to make this your new home.