

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1986
Frontage (ft):		Bathrooms:	2	Age:	38
Lot Area:		Full Baths:	2	Zoning:	RT-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,028.72
Rear Yard Exp:		Maint. Fee:	480.92	For Tax Year:	2022
View:				P.I.D.:	004-767-403

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 73
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	FALCON GATE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	STRATA LOT 2, PLAN NWS2429, DISTRICT LOT 238/346, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN IN
Amenities:	In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 18'4	Above	Bedroom	12'1 x 12'2
Main	Dining Room	11'2 x 9'0	Below	Recreation Room	13'9 x 13'1
Main	Kitchen	9'10 x 10'1	Below	Laundry	5'5 x 9'2
Main	Eating Area	8'0 x 6'9			
Main	Family Room	17'10 x 10'0			
Above	Primary Bedroom	15'4 x 17'1			
Above	Bedroom	9'9 x 11'8			

Finished Floor (Main):	850 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	776 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	431 sqft	Suite:				
Finished Floor (Total):	2,057 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,057 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

WELCOME TO FALCON GATE! This rarely available OVER 2050SF 3 bed/2 bathroom townhome boasts a ton of perks! Main floor features beautiful maple hardwood floors, large kitchen w/quartz counters, maple cabinets (doors), & S/S appliances. Enjoy your large balcony (recently upgraded) off the dining area & a convenient BEAUTIFULLY UPDATED 4 piece bath. Upstairs features a large primary bedroom + another updated 4 piece ensuite & 2 additional good sized bedrooms. Downstairs features a media/rec room (could be a 4th bedroom) + a laundry room that has been roughed in to accommodate an additional bathroom. BONUS: 4 PARKING (double garage + parking pad) & exteriors in complex all just freshly painted. Conveniently located w/easy access to schools, transit (including Skytrain), shopping & restaurants.