

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2003
Frontage (ft):		Bathrooms:	4	Age:	21
Lot Area:		Full Baths:	2	Zoning:	RM15
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$3,467.80
Rear Yard Exp:		Maint. Fee:	453.56	For Tax Year:	2023
View:	No			P.I.D.:	025-750-551

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	90 - Total Units in Strata: 90
# 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:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Associa BC - 604-591-6060
Complex / Subdiv:	KENTUCKY
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	STRATA LOT 3, PLAN BCS484, SECTION 18, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN I
Amenities:	Club House,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 14'6	Above	Walk-In Closet	6'11 x 4'	Bsmt	Storage	17'4 x 6'0
Main	Dining Room	12'11 x 8'10	Above	Bedroom	14' x 9'1			
Main	Kitchen	12'4 x 10'11	Above	Bedroom	12'10 x 9'3			
Main	Foyer	8'2 x 3'8	Bsmt	Family Room	21'7 x 10'10			
Above	Primary Bedroom	12'6 x 13'4	Bsmt	Flex Room	14'1 x 8'1			

Finished Floor (Main):	742 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	742 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	866 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,350 sqft	Basement:	Full,Fully Finished	Bsmt	2	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,350 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Rarely avail. 2Storey/bsmnt updated 3-4 Bdrm & 4 bath TH in sought-after "Kentucky". Feels like a detached home. BEST location backs onto Greenspace. Main floor is Open concept, vaulted ceilings, Granite counters, 4 newer SS appl's, dual convection Micro, walkout private fenced patio off main & Gas BBQ H-ups. Beautiful NEW floors on Main & stunning cozy Brick wall & gas FP. Upper floor entails laminates in hall, Large master w/Walkin closet & 5pc bath. 2 more Lrg Bdrms & 4pc bath & great Laundry Space w/ New WD. Full basement w/Bdrm or Recroom & 2pc bath. Other updates incl. Fresh Paint, Huge 50gal HW Heater & AC & tons of storage. Dbl garage w/xtra storage. Very well-run family complex. Clubhouse w/gym & hockey crt. Across from Park, transit & close to schools & shopping. A must see.