

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	50
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,656.75
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	485.50	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	001-197-452

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	72 - Total Units in Strata: 72
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	

<b>View:</b>	
<b>Mgmt. Company:</b>	STRATACO
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	001-197-452 STRATA LOT 8, PLAN NWS194, DISTRICT LOT 81, GROUP 1, 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 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	Club House,Exercise Centre,In Suite Laundry,Pool; Indoor,Sauna/Steam Room
<b>Site Influences:</b>	Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 5'7	Below	Den	13'3 x 7'
Main	Dining Room	13'4 x 8'10	Main	Patio	13'8 x 24'8
Main	Kitchen	6'10 x 11'10			
Main	Living Room	13'5 x 16'7			
Above	Primary Bedroom	13'3 x 11'			
Above	Bedroom	13'4 x 9'11			
Below	Bedroom	10'10 x 14'7			

<b>Finished Floor (Main):</b>	639 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	459 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	639 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Finished Floor (Total):</b>	1,737 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,737 sqft	<b># Of Pets:</b>	No Restriction - Cats: Yes, Dogs: Yes			

THIS IS IT! Rare find freshly painted 3 bedroom updated townhouse with fully-fenced backyard. Peaceful townhome backing onto greenspace in Greentree Village, one of the area's most sought after developments! Situated close to transit, parks, all level o school, Deer Lake, BCIT, Brentwood and Metrotown shopping malls. Features include updated bathroom. Hot water on demand and newer furnace. Includes access to Greentree Village Community Centre, which has an indoor pool, sauna, fitness room. Large community garden as well.