

Depth/Size (ft):	Bedrooms: 3	Approx. Year Built: 1974
Frontage (ft):	Bathrooms: 3	Age: 50
Lot Area:	Full Baths: 2	Zoning: CD
Flood Plain:	Half Baths: 1	Gross Taxes: \$2,656.75
Rear Yard Exp:	Maint. Fee: 485.30	For Tax Year: 2023
View:		P.I.D.: 001-197-452

Style of Home: 2 Storey w/Bsmt.	Parking: Total: 1
Construction: Frame - Wood	Covered Parking:
Exterior: Wood	Parking Access: Front
Foundation:	Parking: Visitor Parking
Rain Screen:	Locker:
Renovations:	Units in Dev: 72 - Total Units in Strata: 72
# 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	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased:
Floor Finish: Laminate,Tile	Fixtures Rmvd:

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: 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

Amenities: Club House,Exercise Centre,In Suite Laundry,Pool; Indoor,Sauna/Steam Room

Site Influences: Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): 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			
Bsmt	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			

Finished Floor (Main): 639 sqft	# Of Rooms: 9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 459 sqft	# Of Kitchens: 1	Main	2	No
Finished Floor (Below): 639 sqft	# Of Levels: 3	Above	3	No
Finished Floor (Bsmt): 0 sqft	Suite: None	Below	3	No
Finished Floor (Total): 1,737 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: Full			
Grand Total: 1,737 sqft	Beds In Bsmt: 0 / 3			
	# Of Pets: Cats: Yes, Dogs: Yes			

WELCOME HOME This beautiful 3 bedroom and 2.5 bath townhome is situated in stunning Greentree Village. The upstairs feature two good size rooms and a 3rd large bedroom in the basement. Enjoy your FULLY fenced private yard that backs green space. Lots of updating including bathrooms, laminate flooring, hot water on demand, furnace and electrical panel. Access to Greentree Village Community Centre, featuring an indoor pool, sauna, fitness room. Walking distance to all levels of schools, BCIT, and transit. Also for those who love the outdoors, nearby walking trails offer endless opportunities for exploration and relaxation. Don't miss out on this incredible opportunity to embrace the best of Burnaby living.