

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2018
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	4	<b>Age:</b>	6
<b>Lot Area:</b>	<b>Full Baths:</b>	3	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,045.98
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	345.79	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	030-465-001

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 93
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	
<b>Mgmt. Company:</b>	Peninsula Strata Management - 604-385-2242
<b>Complex / Subdiv:</b>	The Eagles
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	STRATA LOT 38, PLAN EPS4772, SECTION 6, TOWNSHIP 7, 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 V
<b>Amenities:</b>	Club House,Garden,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Garage Door Opener,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Homeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	7' x 6'	Above	Walk-In Closet	8'5 x 3'10
Below	Bedroom	11'5 x 10'	Above	Bedroom	9'10 x 8'11
Below	Laundry	5' x 4'	Above	Bedroom	9'6 x 8'10
Main	Living Room	15'5 x 14'			
Main	Dining Room	15'6 x 10'3			
Main	Kitchen	15'4 x 8'6			
Above	Primary Bedroom	10' x 11'9			

<b>Finished Floor (Main):</b>	648 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	693 sqft	<b># Of Kitchens:</b>	1	Above	5	Yes
<b>Finished Floor (Below):</b>	329 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Finished Floor (Total):</b>	1,670 sqft	<b>Basement:</b>	None	Main	2	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,670 sqft	<b># Of Pets:</b>				

THE EAGLES - built around a Bald Eagle Conservation area! Exceptional construction by reputable Dawson & Sawyer. with an open main floor plan feat. 9 ft ceilings, abundance of natural light through the many windows, Gourmet Kitchen with beautiful white cabinets & oversized island, 5 burner gas range and a unique-covered deck, bbq available perfect for year round enjoyment. Top floor has a spacious primary bedroom w/spa inspired ensuite & walk-in closet and two additional large bedrooms. Lower lever features a full bathroom, perfect for in-laws & full size laundry and double side by side garage. Located just minutes from the beach, parks, US border, Hwy 99, golf coursed, shopping recreation, restaurants & new Douglas elementary school.