

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1977
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	47
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM45
<b>Flood Plain:</b>		<b>Half Baths:</b>	3	<b>Gross Taxes:</b>	\$2,638.90
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	553.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-522-329

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	STRATA LOT 34 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW740 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Playground,Storage
<b>Site Influences:</b>	Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Investa Prime Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'3 x 11'9	Bsmt	Bedroom	12'3 x 11'7
Main	Dining Room	9'5 x 8'			
Main	Kitchen	12'11 x 9'3			
Above	Primary Bedroom	13'6 x 13'2			
Above	Bedroom	12'9 x 9'5			
Above	Bedroom	9'5 x 9'5			
Bsmt	Recreation Room	18'7 x 16'2			

<b>Finished Floor (Main):</b>	660 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	660 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	660 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	2	Yes
<b>Finished Floor (Total):</b>	1,980 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	2	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	1,980 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Birch Grove Terrace! 4 bedroom 4 bathroom 3 level townhouse. Big Recroom and bedroom in the basement. Many updates including newer flooring, carpet, blinds bathrooms, moldings, doors, new furnace 2017, paint and more! Real wood fireplace with electric fireplace insert. Walking distance to Rotary stadium. Great family complex close to all levels of schools and shopping! OPEN HOUSE SAT (JUNE 8) from 1 to 3 pm