

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

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	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
Amenities:	Playground,Storage
Site Influences:	Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	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			

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

Birch Grove Terrace! 4 bedroom 4 bathroom 3 level townhouse. Big rec room and bedroom in the basement. Many updates include newer flooring, carpet, blinds bathrooms, moldings, doors, 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!