

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2017
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	4	<b>Age:</b>	7
<b>Lot Area:</b>	<b>Full Baths:</b>	3	<b>Zoning:</b>	CD-90
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,970.00
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	296.00	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	030-155-207

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Other,Vinyl	<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>	87
<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	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

<b>View:</b>	
<b>Mgmt. Company:</b>	ASSOCIA - 604-591-6060
<b>Complex / Subdiv:</b>	PRESTWICK
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 27, PLAN EPS3940, SECTION 13, TOWNSHIP 8, 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>	Air Cond./Central
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vaulted Ceiling
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 13'6	Below	Recreation Room	16'2 x 13'6
Main	Dining Room	13'0 x 13'4	Below	Bedroom	13'0 x 12'0
Main	Kitchen	15'5 x 9'0			
Main	Primary Bedroom	14'7 x 12'4			
Above	Bedroom	15'6 x 10'8			
Above	Bedroom	16'6 x 9'0			
Above	Loft	14'0 x 13'9			

<b>Finished Floor (Main):</b>	1,037 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	867 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	2	No
<b>Finished Floor (Bsmt):</b>	541 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,445 sqft	<b>Basement:</b>	Fully Finished	Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,445 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Indulge in luxury living in this 4-bed, 4-bath end unit townhouse! With a PRIMARY BEDROOM ON THE MAIN FLOOR, soaring ceilings in the living room, and ample natural light flooding through numerous windows, this home offers a serene retreat. The kitchen boasts quartz countertops, Kitchen Aid appliances, and extensive millwork throughout. Located near trails and parks in a family-friendly development, it's perfect for outdoor enthusiasts. The garage upgraded with luxury vinyl floors. Relax in the ensuite with a double vanity and oversized shower. Upstairs, a spacious family room awaits, and extensive storage throughout ensures every item has its place. Experience upscale living at its finest! Your dream home awaits. OPEN HOUSE SUN AUG 25TH 1-3PM