

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1983
Frontage (ft):		Bathrooms:	3	Age:	41
Lot Area:		Full Baths:	2	Zoning:	MR15
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,766.45
Rear Yard Exp:	Southwest	Maint. Fee:	1,187.71	For Tax Year:	2023
View:	Yes			P.I.D.:	001-787-331

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 132
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	

View:	Yes : Partial golf course&greenspace
Mgmt. Company:	Crossroads - 778-578-4445
Complex / Subdiv:	Nico Wynd
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 50 DIST LOTS 157,158 &166 GROUP 2 NWD STRATA PLAN NW1378 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Exercise Centre,In Suite Laundry,Pool; Indoor,Swirlpool/Hot Tub,Tennis Court(s)
Site Influences:	Golf Course Dev.,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	20'0 x 16'9	Above	Walk-In Closet	10'0 x 10'0
Main	Kitchen	23'0 x 11'0	Above	Bedroom	11'2 x 10'9
Main	Dining Room	16'0 x 10'8	Above	Bedroom	12'0 x 9'8
Main	Den	14'4 x 10'8			
Above	Primary Bedroom	19'0 x 13'0			

Finished Floor (Main):	1,300 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	952 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	No
Finished Floor (Total):	2,252 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,252 sqft	# Of Pets:				

Welcome to the Lower Mainland's best kept secret, NicoWynd Estates. Unlimited golf awaits you is this fully renovated 2 level corner townhouse. Boasting all new engineered hardwood flooring, Starline double & triple glazed windows, ultimate 80,000 BTU fireplace & convector wall heaters. This high end open plan is perfect for entertaining, including a premium equip kitchen with quartz countertops & sit up bar.Enjoy the sun soaked SW patio with golf course view. New reno, incl. a designer California Closet dressing room, high end berber carpet on 2nd level & glass partition staircase.Energy efficient living. Ownership incl. 2 golf memberships, club house pool&hot tub, tennis/pickleball courts,private marina,amazing restaurant with live music&entertainment. Enjoy active living at its best.