

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	31
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-2
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,607.19
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	428.96	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	018-226-345

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	114 - Total Units in Strata: 114
<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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Hugh & McKinnon - 604-531-1909
<b>Complex / Subdiv:</b>	Murrayville Glen
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 59, PLAN LMS516, SECTION 31, TOWNSHIP 10, 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 1
<b>Amenities:</b>	Exercise Centre,In Suite Laundry,Playground,Recreation Center
<b>Site Influences:</b>	Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 11'5			
Main	Dining Room	11'6 x 10'5			
Main	Kitchen	11'3 x 10'4			
Main	Family Room	12' x 11'7			
Above	Primary Bedroom	15'10 x 13'5			
Above	Bedroom	12'1 x 9'5			
Above	Bedroom	11'3 x 10'1			

<b>Finished Floor (Main):</b>	816 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	789 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	1,605 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,605 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Terrific 3 bedroom, 3 bath townhome in Murrayville Glen. Open kitchen layout w/ white shaker cabinets, stainless appliances, tile backsplash, plenty of cabinet & counter space, breakfast bar, & large adjacent family/flex room. Bright and open living room w/ lrg windows & gas fireplace, dinning room w/ glass door to huge, covered patio & yard area; enjoy summer BBQs & family gatherings! Upper floor features 3 bedrooms including a large Primary Suite w/ walk-in closet & 4 pc ensuite. Garage & parking pad, plus street parking options! Gated complex offers a superb clubhouse & exercise room, & outside kids' playground area. Steps to Denny Ross Park, & an easy walk to Murrayville amenities including schools, shopping, restaurants, cafes, parks, library, & W.C. Blair Rec Centre w/pool.