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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | 0 | Bedrooms: | 3 | Approx. Year Built: | 2014 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 10 |
| Lot Area: | | Full Baths: | 2 | Zoning: | RM-1 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$3,340.70 |
| Rear Yard Exp: | | Maint. Fee: | 382.55 | For Tax Year: | 2022 |
| View: | No | | | P.I.D.: | 029-274-702 |

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|-------------------------|------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey,Inside Unit | Parking: | Total: 2 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Stone,Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Single |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 0 - Fuel: | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Mixed | Fixtures Rmvd: | Yes |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | Wynford Group - 604-429-2528 |
| Complex / Subdiv: | Village Green |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | PL EPS1766 LT 22 LD 36 SEC 21 TWP 12. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V. |
| Amenities: | In Suite Laundry,Playground |
| Site Influences: | Central Location,Recreation Nearby,Rural Setting,Shopping Nearby |
| Features: | |
| Bylaw Restrict: | Pets Allowed,Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | Royal LePage Preferred Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|----------------|-------------|
| Main | Living Room | 13'0 x 12'3 | Above | Walk-In Closet | 7'10 x 5'1 |
| Main | Dining Room | 12'11 x 9'5 | Above | Bedroom | 13'0 x 10'5 |
| Main | Kitchen | 11'10 x 9'7 | Above | Bedroom | 10'1 x 9'8 |
| Main | Foyer | 5'8 x 5'1 | | | |
| Above | Primary Bedroom | 13'3 x 13'0 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 605 sqft | # Of Rooms: | 8 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 756 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | Above | 3 | Yes |
| Finished Floor (Total): | 1,361 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 1,361 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

VILLAGE GREEN, Beautiful Rural Setting surrounded by Nature. This Lovely Immaculately Kept 2 Level Townhome with Spacious 3 Bdrms, plus Ensuite, Full Bath and Laundry Up. Main Floor boasts 9' Ceilings, Bi-colour Contrasting Shaker Cabinetry, Quartz Countertops, Stainless Steel Appliances, Large Island with Seating, Laminate Flooring, Modern Lighting, 2pc Powder Room on Main. Fenced Yard with Large Patio Deck for Beautiful Evening Entertaining, Gas BBQ Hookup. 2 Parking Spaces, w/Single Car Garage. Playground, 2 Pets Welcome. Convenient to Shopping, Transit, Schools (Catchment is Blue Mtn Elem & Garibaldi Sec, Meadowridge Private School is walking distance), Restaurants, and Recreation. JUST ONE LOOK ! ** OPEN HOUSE - SUN AUG 25TH, 1:00-3:00PM **