

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	3	Age:	33
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,790.39
Rear Yard Exp:		Maint. Fee:	617.18	For Tax Year:	2023
View:	No			P.I.D.:	016-134-737

Style of Home:	2 Storey,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	45 - Total Units in Strata: 45
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Strataco - 604-294-4141
Complex / Subdiv:	Westmoor
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 42 SECTION 22 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW3268 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,Garden,In Suite Laundry,Storage
Site Influences:	Adult Oriented,Gated Complex,Private Setting,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Vaulted Ceiling,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'5 x 12'3	Above	Walk-In Closet	7'11 x 7'0
Main	Dining Room	10'5 x 10'3	Above	Bedroom	13'1 x 13'1
Main	Kitchen	12'2 x 8'4			
Main	Eating Area	8'2 x 8'0			
Main	Family Room	16'10 x 12'9			
Main	Foyer	9'0 x 6'10			
Above	Primary Bedroom	25'3 x 14'1			

Finished Floor (Main):	1,185 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	885 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	2,070 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,070 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Bright and airy townhouse in respected Westmoor 55+ gated complex. Soaring 19' ceilings, skylight and large windows bring lots of natural light. Spacious rooms for house sized furniture and 2 gas fireplaces. Palatial primary bedroom with alcove for sitting area, huge ensuite bathroom and walk in closet. Generous 2nd bedroom has own ensuite bathroom. Powder room on main. New washer and dryer. Sunny east facing patio, open to the south, for relaxing and bbq-ing. Large double garage and full crawl space provides masses of storage. Hardwood floors, plantation shutters, retractable screen doors. Professionally managed, well run complex with newer roofs, gutters, garage doors and exterior painting. Pet friendly. Quiet location with easy access to trails.