

<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-40
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,917.01
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	399.32	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-123-020

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	27
<b># of Fireplaces:</b>	1 - Fuel: Electric	<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>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : mountains
<b>Mgmt. Company:</b>	Ascent Management
<b>Complex / Subdiv:</b>	Crest
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT C SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4232 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,In Suite Laundry
<b>Site Influences:</b>	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Oven - Built In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 16'9	Above	Bedroom	10'4 x 13'6
Main	Kitchen	8'7 x 18'3	Above	Bedroom	12'8 x 13'0
Main	Dining Room	9'3 x 18'0	Above	Laundry	8'3 x 5'11
Main	Family Room	10'3 x 18'1	Below	Family Room	13'4 x 16'9
Main	Foyer	3'8 x 9'0	Below	Bedroom	9'8 x 12'6
Above	Primary Bedroom	12'8 x 15'4	Below	Storage	3'8 x 15'8
Above	Walk-In Closet	10'4 x 7'5			

<b>Finished Floor (Main):</b>	1,027 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,026 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,599 sqft	<b>Basement:</b>	Full,Fully Finished	Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,599 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

\*\*\*OPEN HOUSE SATURDAY JUNE 29 2024 2 - 4 PM\*\*\* ONE OF THE LARGEST TOWNHOMES IN WILLOUGHBY, and built by award-winning Essence Properties. This one has it all. Open layout with high ceilings, custom to-the-ceiling kitchen cabinets, high-end stainless steel appliances (including built-in oven), huge kitchen island, custom built-ins across the entire living room, spacious ensuite with double sinks, AIR-CONDITIONING and forced-air heat, hardi-plank siding and more. Perfect place for entertaining. Huge dining area, beautiful white kitchen for the chef in the family, and man-cave with bar area and bathroom downstairs ready for game day! 3 large bedrooms upstairs, bonus bedroom downstairs, side-by-side double garage and all built to a high standard of quality.