

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,704.39
Rear Yard Exp:		Maint. Fee:	537.82	For Tax Year:	2024
View:	No			P.I.D.:	018-356-079

Style of Home:	End Unit,Upper Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	
Foundation:		Parking:	Garage; Single,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	40
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Axis Strata Management - 778-593-1952
Complex / Subdiv:	EAGLECREST
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 40, PLAN LMS960, 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
Amenities:	Club House,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 17'	Main	Laundry	7'10 x 6'6
Main	Dining Room	15'6 x 11'9	Below	Foyer	6'7 x 3'4
Main	Kitchen	9'11 x 9'11			
Main	Family Room	11'11 x 12'4			
Main	Office	7'8 x 8'4			
Main	Primary Bedroom	11'6 x 14'8			
Main	Bedroom	9' x 10'10			

Finished Floor (Main):	1,650 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	87 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,737 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,737 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this 1 level well maintained Townhouse in EAGLECREST and located in the very popular area of Murrayville. A beautiful large upper end unit situated in the quiet area of this gated complex. Spacious home featuring newer countertops and heating boiler, with appliances, lighting and flooring replaced in 2014. Elegant living room, dining room and primary bedroom with a large walk-in-closet and good sized en-suite with separate tub and shower. Features include in-floor radiant heat, 2 balconies (facing east and west), vaulted ceilings and a cozy family room with a gas fireplace. Roof replaced in 2013. One pet permitted and no age restrictions. Walking distance to shopping, recreation, transportation, park, hospital and school. Priced to sell. Don't miss this opportunity.