

Depth/Size (ft):	Bedrooms: 4	Approx. Year Built: 2018
Frontage (ft):	Bathrooms: 4	Age: 6
Lot Area:	Full Baths: 3	Zoning: RM 30
Flood Plain:	Half Baths: 1	Gross Taxes: \$3,357.51
Rear Yard Exp View:	Maint. Fee: 395.36	For Tax Year: 2023
		P.I.D.: 030-342-341

Style of Home: 3 Storey	Parking: Total: 2 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Fibre Cement Board, Vinyl, Wood	Parking Access:
Foundation:	Parking: Garage; Double
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard, Electric	Property Disc: Yes
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Mixed	Fixtures Rmvd: No

View:	
Mgmt. Company: Bradshaw Strata Mgmt	
Complex / Subdiv:	
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Legal: STRATA LOT 17 SECTION 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4117 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.	
Amenities: Club House, Garden, In Suite Laundry	
Site Influences: Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby	
Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security - Roughed In, Smoke Alarm, Windows - Thermo	
Bylaw Restrict: 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	15'3 x 14'0	Below	Bedroom	11'4 x 10'10
Main	Kitchen	15'5 x 8'10	Below	Foyer	12'11 x 7'
Main	Dining Room	15'6 x 9'10			
Above	Primary Bedroom	11'10 x 11'9			
Above	Walk-In Closet	8'5 x 3'11			
Above	Bedroom	9'11 x 8'11			
Above	Bedroom	9'5 x 8'9			

Finished Floor (Main): 643 sqft	# Of Rooms: 9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 686 sqft	# Of Kitchens: 1	Above	5	Yes
Finished Floor (Below): 329 sqft	# Of Levels: 3	Below	4	Yes
Finished Floor (Bsmnt): 0 sqft	Crawl/Bsmnt Height:	Above	4	No
Finished Floor (Total): 1,658 sqft	Basement: None	Main	2	No
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 1,658 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Beautiful, serene 4 bedroom, 3.5 bathroom home with a covered deck with gas hookup that overlooks the protected green space. An abundance of privacy on both sides with natural light! Bright and open gourmet kitchen with stainless steel appliances, gas range, modern white cabinetry, quartz countertops, large island with breakfast bar and spacious dining room for entertaining. High end finishing and 9' ceilings. Large Primary Bedroom has walk in closet & 5 piece ensuite. Ground level 4th bedroom with its own ensuite is perfect for guests, parent, teenager or office space. Double side-by-side, 2 car garage. Brand new carpet on stairs and top floor. Built by Dawson & Sawyer, this home is a must see with it's private & quiet location in the complex and generous fenced yard facing green space!