

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	45
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM45
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,300.71
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	230.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-800-540

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Aluminum,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	No
<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,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains and Trees
<b>Mgmt. Company:</b>	Self Managed
<b>Complex / Subdiv:</b>	Sequestra Estates
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 6, PLAN NWS1384, DISTRICT LOT 206, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTERE
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Adult Oriented,Greenbelt,Private Setting,Private Yard,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Refrigerator,Stove,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 12'7	Bsmt	Bedroom	14'4 x 12'3
Main	Dining Room	11'9 x 9'6	Bsmt	Office	11'9 x 10'11
Main	Kitchen	11'4 x 8'3	Bsmt	Laundry	14'2 x 12'0
Main	Primary Bedroom	14'2 x 12'8	Bsmt	Storage	8'6 x 6'6
Main	Den	11'7 x 7'0			
Main	Foyer	7'5 x 3'11			
Bsmt	Family Room	17'9 x 11'8			

<b>Finished Floor (Main):</b>	958 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Bsmt	4	No
<b>Finished Floor (Bsmt):</b>	958 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,916 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,916 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Sequestra Estates! This spacious townhouse offers nearly 2000 sq ft of living space with 2 beds, 2 baths, all nestled in a serene setting with mountain views & lush greenery. Recently painted throughout, this well-maintained home boasts an upstairs den, a downstairs office, & a kitchen equipped with ample cupboard & counter space. Large windows flood the living & dining area with natural light & scenic views. Updates include modern light fixtures & vinyl windows & a newly finished deck,. Downstairs, discover a generous family room & laundry area for added storage. This Self Managed complex has no age restrictions but maintains a 2-person occupancy limit. Pet-friendly with a maximum of 2 cats/dogs. Ideally located with convenient access to shopping, recreation & other amenities.