

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	3	Age:	2
Lot Area:		Full Baths:	2	Zoning:	CD-25
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,418.78
Rear Yard Exp:		Maint. Fee:	354.37	For Tax Year:	2024
View:	Yes			P.I.D.:	031-961-151

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 66
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Mixed, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile, Vinyl/Linoleum, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains, Valley, Golf Course
Mgmt. Company:	Homelife - 604-858-7368
Complex / Subdiv:	Vista Green at the Falls
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 46, PLAN BCS1955, SECTION 21, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, & SEC 28; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	None
Site Influences:	
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum - Roughed In
Bylaw Restric:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	9'4 x 13'4	Bsmt	Bedroom	12'11 x 21'8
Main	Living Room	14'6 x 11'9			
Main	Kitchen	12'6 x 11'10			
Main	Primary Bedroom	11'6 x 14'7			
Main	Walk-In Closet	7'7 x 5'2			
Main	Den	8'6 x 10'5			
Bsmt	Recreation Room	21'2 x 25'3			

Finished Floor (Main):	1,212 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	1,212 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Finished Floor (Total):	2,424 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,424 sqft	# Of Pets:				

VIEWS, VIEWS, VIEWS! Welcome to Vista Green at the Falls... this 2 bed +Den, 3 bath rancher townhome with basement will WOW you with the views overlooking the Mountains, Valley and Golf Course. Spacious open concept living offers Caesarstone countertops, stainless steel appliances, gas range and plenty of storage. Custom California Closets and Fireplace surround offer custom designed storage solutions. Master on the main with gorgeous 5 piece ensuite and heated floors. A convenient main floor Den for a work from home space. 2 car garage with room in the driveway for 2 more. Fully finished basement with Bedroom, Bathroom, Rec Room. EV charger, roughed in central Vac, Gas BBW hook up and AC Heat Pump are some of the Extras you will love! Call today to book your private showing.