

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	2	Age:	13
Lot Area:		Full Baths:	2	Zoning:	RM-30
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,624.14
Rear Yard Exp:		Maint. Fee:	331.97	For Tax Year:	2023
View:	No			P.I.D.:	028-615-093

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	143
# of Fireplaces:		Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Pacific Quorum Properties INC. - 604-635-3090
Complex / Subdiv:	Clayton Rise
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 56 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3748TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,Playground,Pool; Outdoor,Recreation Center
Site Influences:	Central Location,Private Yard,Recreation Nearby
Features:	Clothes Washer/Dryer,Dishwasher,Microwave,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 14'9			
Main	Dining Room	10'11 x 8'0			
Main	Kitchen	14'3 x 12'7			
Main	Patio	14'3 x 10'0			
Above	Primary Bedroom	11'11 x 11'1			
Above	Bedroom	11'10 x 12'1			

Finished Floor (Main):	572 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	581 sqft	# Of Kitchens:	1	Above	5	Yes
Finished Floor (Below):	78 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,231 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,231 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Clayton Rise! First time on the market! This spacious 2-bedroom, 2-bathroom townhouse is perfect for a growing family. Enjoy the cozy fireplace, large windows, and kitchen with quartz countertops. Upstairs, the master bedroom features an enSuite bathroom with a double sink vanity and glass door shower. Step outside to the private patio overlooking green space for outdoor gatherings. The ideal location offers easy access to Katzie elementary school, playground, park, and community amenities including an outdoor pool, gym, movie theater, and pool table. Live the perfect lifestyle in this charming townhouse with a fantastic community.