

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2000
Frontage (ft):		Bathrooms:	3	Age:	24
Lot Area: (sq.ft.)	4,479.00	Full Baths:	2	Zoning:	CD-3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,075.40
Rear Yard Exp:		Maint. Fee:	50.00	For Tax Year:	2021
View:	Yes			P.I.D.:	024-814-512

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

View:	Yes : GOLF COURSE
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Natural Gas
Legal:	STRATA LOT 7, PLAN LMS4208, DISTRICT LOT 224, 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 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry
Site Influences:	Gated Complex,Golf Course Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'10 x 5'11	Above	Bedroom	9'11 x 11'0
Main	Living Room	12'9 x 17'1	Above	Bedroom	10'1 x 11'11
Main	Dining Room	14'7 x 7'11	Above	Den	10'1 x 11'13
Main	Kitchen	11'8 x 16'2	Above	Primary Bedroom	14'6 x 17'2
Main	Eating Area	10'9 x 7'3	Above	Walk-In Closet	11'0 x 6'6
Main	Family Room	15'1 x 14'9			
Main	Laundry	9'0 x 6'5			

Finished Floor (Main):	1,223 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,129 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Licensed Suite	Above	4	Yes
Finished Floor (Total):	2,352 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,352 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

First time on the market with stunning golf course views! Welcome to Dorado! This 3 bedroom + den (could easily be 4th bedroom), 2.5 bathroom, 2350 square foot, 2 storey home offers a fantastic layout and has been well maintained over the years. Main floor features generous formal living/dining areas, and an open kitchen/family room/nook that leads to a 750 sqft partially covered patio to enjoy the Meadow Gardens 18th hole VIEWS with your morning coffee! Other features include: two gas fireplaces, 2 car garage and 2 car driveway, separate laundry room, huge master bedroom with ensuite and large walk-in closet. Amazing gated community that seldom has this style home come for sale. Open house June 29, 1:00-3:00pm