

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	4
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-5
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,690.77
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	359.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-181-686

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Other,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	6 - Total Units in Strata: 6
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	None	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	ECM Strata Management - 604-855-9895
<b>Complex / Subdiv:</b>	The Harmony
<b>Services Connected:</b>	Electricity,Sanitary Sewer
<b>Legal:</b>	STRATA LOT 1, PLAN EPS6890, SECTION 9, TOWNSHIP 5, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; & SEC 16
<b>Amenities:</b>	None
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Magnolia, RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Below</b>	Foyer	8'4' x 6'2'	<b>Main</b>	Kitchen	16'8' x 8'6'
<b>Below</b>	Laundry	5'5' x 5'3'	<b>Main</b>	Dining Room	11'8' x 11'
<b>Below</b>	Bar Room	13'2' x 11'10	<b>Main</b>	Primary Bedroom	14'10 x 11'4'
<b>Below</b>	Bedroom	12' x 11'	<b>Main</b>	Walk-In Closet	8'2' x 4'6'
<b>Main</b>	Living Room	13'2' x 12'6'	<b>Above</b>	Loft	8'6' x 5'1'
			<b>Above</b>	Bedroom	13'2' x 11'10

<b>Finished Floor (Main):</b>	800 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	261 sqft	<b># Of Kitchens:</b>	1	Below	3	No
<b>Finished Floor (Below):</b>	558 sqft	<b># Of Levels:</b>	3	Main	4	Yes
<b>Finished Floor (Bsm):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,619 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,619 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to the Harmony! Only 4 yr old basement entry style MODERN townhome w/ separate entrance in back for easy in-law accommodation in the heart of Hope w/ BEAUTIFUL MOUNTAIN VIEWS. This exquisite BRIGHT corner home feels like its' detached w/ its HIGH VAULTED ceilings & OPEN CONCEPT. Quartz counters, stone laid kitchen island, high-end light fixtures and s/s kitchen appliances. Tile entry & kitchen flrs. Stone tile exterior & has single garage. 3 bed, 2 bath (3rd bed has no closet) features high-end finishing's throughout. GREAT LAYOUT. Roughed in for A/C. Located within walking distance to all amenities incl. parks, shopping, restaurants & more. Just minutes from Hwy 1 for fast & easy commuting! 4 years into its 5 & 10 warrant.