

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	3	Age:	36
Lot Area:		Full Baths:	2	Zoning:	RTH3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,835.08
Rear Yard Exp:		Maint. Fee:	409.99	For Tax Year:	2023
View:				P.I.D.:	012-381-772

Style of Home:	3 Storey,Split Entry	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 33
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Crossroads Property Mgmt - 778-578-4445

Complex / Subdiv: SHAUGHNESSY ESTATES

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: SL 18, DL 289, GROUP 1 NWD, STRATA PLAN NW2782, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON THE FORM 1

Amenities: Garden,In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Vaulted Ceiling,Windows - Thermo

Bylaw Restrict: Pets Allowed,Rentals Allowed

Listing Broker(s): Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 10'9	Above	Bedroom	9'11 x 8'9
Main	Dining Room	10'10 x 7'5	Above	Bedroom	9'11 x 8'8
Main	Kitchen	12'8 x 11'1	Below	Recreation Room	20'2 x 9'7
Main	Eating Area	9'9 x 9'			
Main	Foyer	6'7 x 4'8			
Above	Primary Bedroom	13'11 x 13'15			
Above	Walk-In Closet	5'4 x 4'9			

Finished Floor (Main):	690 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	687 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	390 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,767 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,767 sqft	# Of Pets:				

SHAUGHNESSY ESTATES! Located in a QUIET LOCATION OF COMPLEX w 3 LARGER BED (EASILY 4TH BED) & 3 Bath for YOUR LARGE FAMILY! It boasts a FULLY FENCE LOW MAINTENANCE BACKYARD perfect for your busy family and pets! The main living level allows for so many options due to its size & layout. The MASSIVE KITCHEN has MOVABLE ISLAND, TONS OF STORAGE & easy access from this level to YOUR OWN B/YARD for kids, pets & BBQ! The extra large PRIMARY BED features an AIRY VAULTED CEILING, UPDATED ENSUITE with STUNNING SPACIOUS SHOWER and WALK IN CLOSET. The lower level awaits your ideas...HOME OFFICE? REC ROOM? HOME GYM? MEDIA ROOM? 4TH BED? or EXTENDED FAMILY? ...Single garage+workbench & one parking spot. Enter @ back of complex use 2376 Lobb Ave in Nav ***OPEN HOUSE SUNDAY JUN 9TH 2-4PM***