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|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 2004 |
| Frontage (ft): | | Bathrooms: | 4 | Age: | 20 |
| Lot Area: | | Full Baths: | 3 | Zoning: | RM-10 |
| Flood Plain: | Yes | Half Baths: | 1 | Gross Taxes: | \$3,594.65 |
| Rear Yard Exp: | | Maint. Fee: | 521.11 | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 025-857-029 |

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|-------------------------|---------------------------|-------------------------|--------------------------------|
| Style of Home: | 2 Storey w/Bsmt.,End Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed | Parking Access: | |
| Foundation: | | Parking: | Garage; Double,Visitor Parking |
| Rain Screen: | | Locker: | No |
| Renovations: | Partly | Units in Dev: | - Total Units in Strata: 131 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | |
| Floor Finish: | Laminate,Tile,Carpet | Fixtures Rmvd: | |

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| View: | |
| Mgmt. Company: | Dwell Property Management - 604-821-1822 |
| Complex / Subdiv: | Lexington |
| Services Connected: | Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 51 SECTION 18 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS476TOGETHER 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,Recreation Center |
| Site Influences: | Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security System,Vacuum - Built In |
| Bylaw Restrict: | Pets Allowed w/Rest. |
| Listing Broker(s): | Royal LePage - Wolstencroft |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------------|-------------|
| Main | Foyer | 4' x 4'4 | Main | Laundry | 8'11 x 6'0 |
| Main | Living Room | 13'2 x 12'4 | Above | Bedroom | 13'9 x 9'11 |
| Main | Dining Room | 15'11 x 9'1 | Above | Bedroom | 13'0 x 11'0 |
| Main | Kitchen | 13'3 x 10'1 | Bsmt | Utility | 8'11 x 18'0 |
| Main | Family Room | 16'0 x 9'4 | Bsmt | Recreation Room | 15'1 x 20'8 |
| Main | Primary Bedroom | 13'0 x 12'9 | Bsmt | Den | 15'1 x 18'8 |
| Main | Walk-In Closet | 8'11 x 5'4 | Bsmt | Bedroom | 13'1 x 16'0 |

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|--------------------------------|------------|-----------------------------------|---------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,272 sqft | # Of Rooms: | 14 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 528 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Bsmt | 3 | Yes |
| Finished Floor (Bsmt): | 1,252 sqft | Crawl/Bsmt Height: | | Main | 5 | Yes |
| Finished Floor (Total): | 3,052 sqft | Basement: | Full,Fully Finished | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 3,052 sqft | # Of Pets: | | | | |

Welcome to Lexington, a highly desirable gated community! This end unit townhouse offers 3052 sqft of living space including a fully finished basement with ample storage. Featuring 4 bedrooms, 3 bathrooms, and a powder room on the main floor, this home offers functionality and comfort. Updates include laminate flooring in 2018, a modern kitchen with porcelain tiles and freshly painted cabinets in 2023. The main floor showcases a large primary bedroom with a 5-piece ensuite and walk-in closet, while the family room with fireplace opens to a spacious private backyard. The fully finished basement includes a den, rec room, master bedroom with ensuite, and additional storage space. Enjoy community amenities such as a clubhouse, kitchen, gym, and game room.