

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	9
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-1
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,565.47
<b>Rear Yard Exp View:</b>	<b>Maint. Fee:</b>	383.20	<b>For Tax Year:</b>	2022
			<b>P.I.D.:</b>	029-626-757

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	53 - Total Units in Strata: 53
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** ASSOCIA - 604-590-6060

**Complex / Subdiv:** TWO BIRDS

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 32, PLAN EPS1869, SECTION 16, TOWNSHIP 12, 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 V

**Amenities:** Playground

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	6'3 x 3'4	Above	Walk-In Closet	5'2 x 3'9
Below	Gym	12'0 x 12'7	Above	Bedroom	9'11 x 9'4
Main	Living Room	13'9 x 17'4			
Main	Dining Room	7'9 x 7'0			
Main	Kitchen	10'9 x 12'7			
Above	Bedroom	10'1 x 9'7			
Above	Primary Bedroom	11'1 x 12'7			

<b>Finished Floor (Main):</b>	715 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	738 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	228 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	1,681 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,681 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Sought after 2 Birds Complex in established Cottonwood. This stunning 1681 sqft, 3 bedroom, 2.5 bathroom end unit includes high-end updating. Bright and open main floor includes 9' ceilings, huge windows with 2" blinds, good size balcony with gas BBQ outlet, engineered hardwood flooring, crown molding, and gas fireplace. The luxurious kitchen includes shaker cabinets, quartz countertops, and stainless steel appliances with 6 Wolf gas oven and 6 burner stovetops. Hardwood was upgraded throughout the upstairs. The primary bedroom has its own ensuite and walk-in closet with elaborate lighted organizers. Rec Room/Gym in the basement with patio and good size yard. Double garage with EV charger. Open House Saturday June 15th, 1:00 - 3:00 pm