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|-------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 3 | Approx. Year Built: | 1992 |
| Frontage (ft): | Bathrooms: | 3 | Age: | 32 |
| Lot Area: | Full Baths: | 2 | Zoning: | RM2 |
| Flood Plain: | Half Baths: | 1 | Gross Taxes: | \$3,651.77 |
| Rear Yard Exp: | Maint. Fee: | 444.62 | For Tax Year: | 2023 |
| View: | | | P.I.D.: | 018-078-656 |

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|-------------------------|----------------------------------|-------------------------|--------------------------------|
| Style of Home: | 2 Storey | Parking: | Total: 2 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Single,Open |
| Rain Screen: | | Locker: | No |
| Renovations: | Completely | Units in Dev: | 28 - Total Units in Strata: 28 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | |
| Mgmt. Company: | Associa Property Management - 604-591-6060 |
| Complex / Subdiv: | Summerhill Gate |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | SL 3, PLAN LMS721, SEC 31, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PR |
| Amenities: | In Suite Laundry |
| Site Influences: | Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire |
| Bylaw Restrict: | Age Restrictions,Pets Allowed w/Rest. |
| Listing Broker(s): | Stonehaus Realty Corp. |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|----------------|-------------|
| Main | Foyer | 10' x 5'5 | Above | Walk-In Closet | 8'8 x 5'3 |
| Main | Eating Area | 10' x 7'5 | Above | Bedroom | 10' x 10' |
| Main | Kitchen | 11'3 x 10'9 | Above | Bedroom | 11'3 x 10'1 |
| Main | Dining Room | 12'1 x 10'9 | | | |
| Main | Living Room | 19' x 12' | | | |
| Main | Laundry | 8'2 x 6'2 | | | |
| Above | Primary Bedroom | 13'4 x 12' | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 898 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 802 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 5 | Yes |
| Finished Floor (Bsmnt): | 0 sqft | Crawl/Bsmnt Height: | | Above | 4 | No |
| Finished Floor (Total): | 1,700 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 1,700 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Welcome to Summerhill Gate located at the end of quiet cul-de-sac location in desirable neighborhood in beautiful Murrayville! Beautifully renovated 3 beds & 3 bath south facing END UNIT. Bright, spacious and open floor plan, recently updated kitchen with new quartz counters and S/S appliances, gorgeous laminate floors and designer colors through-out, step outside onto your large private patio and yard perfect for entertaining and year round enjoyment. Access to the garage is granted through the adjacent laundry/mudroom area. Large master suite with spa inspired ensuite boasting double sinks, a soaker tub, a separate shower. Walk to shopping, restaurants, WC Blair rec center, hospital and more. One owner must be 55 and 2 pets are allowed with restrictions. Call today before it's too late!