

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	8
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,275.92
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	320.00	<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	029-973-325

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone, Vinyl, Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	167 - Total Units in Strata: 167
<b># of Fireplaces:</b>	0 - Fuel: None	<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>	Fenced Yard, Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Profile Properties - 604-464-7548
<b>Complex / Subdiv:</b>	Maple Heights
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 82, PLAN EPS2572, 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
<b>Amenities:</b>	Air Cond./Central, Club House, In Suite Laundry
<b>Site Influences:</b>	Central Location, Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed, Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 17'6	Below	Foyer	4'6 x 8'11
Main	Dining Room	11'11 x 8'1			
Main	Kitchen	15'7 x 14'2			
Above	Primary Bedroom	11'6 x 10'7			
Above	Walk-In Closet	6'7 x 4'6			
Above	Bedroom	12'7 x 11'			
Above	Bedroom	10'8 x 8'6			

<b>Finished Floor (Main):</b>	662 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	662 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	118 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,442 sqft	<b>Basement:</b>	Fully Finished, Part			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,442 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

WELCOME HOME! This 3 bedroom, 2.5 bathroom townhome in Maple Heights has been lovingly maintained and upgraded by it's original owner, and is now ready for you to make it yours. The unit is tucked away at the end of the complex and backing onto a pond and mini park. The open concept main floor features a fantastic kitchen with stone counters, ample cabinetry plus upgraded built-in hutch in the dining area. 2 piece bathroom conveniently located on the main floor. Upstairs you will find 3 large bedrooms including a primary with large walk-in closet and ensuite with double vanity. Two more bedrooms plus laundry complete the upper floor. There's a 2 car garage with convenient additional storage area. Recently installed A/C! The private yard overlooks a pond for your privacy.