

Depth/Size (ft):	Bedrooms:	4	Approx. Year Built:	2023
Frontage (ft):	Bathrooms:	4	Age:	1
Lot Area:	Full Baths:	2	Zoning:	CD-77
Flood Plain:	Half Baths:	2	Gross Taxes:	\$4,583.00
Rear Yard Exp:	Maint. Fee:	137.00	For Tax Year:	2024
View:	No		P.I.D.:	031-840-159

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	80 - Total Units in Strata: 80
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	HAVEN PROPERTY MNGMNT
Complex / Subdiv:	CROFTON
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 5, PLAN EPS8600, SECTION 23, TOWNSHIP 8, 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:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Compactor - Garbage,Garage Door Opener,Security System,Vacuum - Built In
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 11'4	Above	Bedroom	9'9 x 9'2
Main	Kitchen	13' x 12'6	Below	Bedroom	8'10 x 8'4
Main	Dining Room	11'4 x 9'3	Below	Foyer	4'6 x 3'2
Main	Family Room	9'7 x 7'10			
Above	Primary Bedroom	16'5 x 9'10			
Above	Walk-In Closet	7'1 x 3'4			
Above	Bedroom	10'9 x 9'3			

Finished Floor (Main):	678 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	715 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	217 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,610 sqft	Basement:	None	Below	2	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,610 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This exquisite 4-BEDROOM, 3.5-BATH home features expansive 20' wide interiors, airy 9' ceilings on all 3 levels, AC. It offers open concept main floor, gourmet kitchen with quartz countertops, S/S appliances, large island with single basin sink. A stylish family room with fireplace, elegant and open living and dining room adjacent to a balcony for your patio set, BBQ and entertaining. The 2nd floor features 3 spacious bedrooms, a laundry room, linen closet. The primary bedroom enjoys a large walk-in closet and a spa-like 5-piece ensuite with 2 sinks. The ground floor features a bedroom and powder room. Double side by side garage. CUSTOM UPGRADES: white cabinets, light fixtures, mirrors, wallpaper, vinyl flooring throughout, alarm, built-in vacuum, water on demand. LIKE NEW. NO GST.