

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:	\$3,600.00
Rear Yard Exp:		Maint. Fee:	137.00	For Tax Year:	2023
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:	
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	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	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,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:	In Suite Laundry,Playground
Site Influences:	Central Location,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Pantry,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			

Welcome to #5. This light-filled home features 4 bedrooms/4 bathrooms, totalling over 1,600 sq ft. The open-plan main floor houses a central kitchen with impressive quartz waterfall island, chef's gas stove, spacious oak cabinets and 2 pantries. Flanking the kitchen on one side is the living room—with an impressive Napoleon fireplace—and a spacious dining room on the other. With the adjacent family room and powder room, this level is perfect for quiet times or entertaining guests. The upper level boasts a spacious primary bedroom with walk-in closet and spa-like ensuite, two additional bedrooms, a 4-pc bath and laundry. The lower level features a 4th bedroom/office, powder room, and double garage. All levels feature 9' ceilings, generous windows with elegant shades. LIKE BRAND NEW. NO GST.