

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2003
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	21
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-52
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,199.82
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	335.17	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	025-556-011

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	STEEPLECHASE
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 9 DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS188 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>	In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Microwave
<b>Bylaw Restrict:</b>	Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

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

<b>Finished Floor (Main):</b>	590 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	611 sqft	<b># Of Kitchens:</b>	1	Above	5	Yes
<b>Finished Floor (Below):</b>	68 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,269 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,269 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome home to STEEPLCHASE. This 2 bedroom, 2 bathroom townhome has an open concept main floor allowing natural light to pour in. Large kitchen with SS appliances provides access to south facing balcony which is perfect for relaxing and entertaining. Additional space for an eating area/office. Durable laminate throughout, plenty of dining and living space, gas fireplace in the living room with door to the fenced front yard. The two bedrooms are HUGE for a townhouse. Primary has 5 piece ensuite, double sinks and soaker tub! Family friendly complex with lots of green space. This home also offers a driveway that fits a truck, and a MASSIVE garage that will hold two more cars or provide a ton of storage. Minutes from shopping, transit, schools, and easy access to 200th to get to Highway 1.