

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	3
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RMM
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,744.64
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	457.61	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-332-714

<b>Style of Home:</b>	End Unit,Loft/Warehouse Conv.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Metal,Other	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<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>	Balcony(s),Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Other,Tile,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Some Mountain & City Views
<b>Mgmt. Company:</b>	First Service Residential - 604-683-8900
<b>Complex / Subdiv:</b>	Court
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 15, PLAN EPS7290, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Bike Room,Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Refrigerator,Sprinkler - Fire,Stove,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 9'2	Below	Foyer	4'5 x 4'0
Main	Dining Room	14'1 x 7'6	Below	Mud Room	6'0 x 4'0
Main	Kitchen	10'10 x 8'2			
Main	Primary Bedroom	12'3 x 11'1			
Main	Walk-In Closet	7'5 x 5'0			
Main	Bedroom	10'3 x 9'11			
Below	Family Room	11'0 x 10'7			

<b>Finished Floor (Main):</b>	1,121 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	246 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Below	2	No
<b>Finished Floor (Total):</b>	1,367 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,367 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Court West, where luxury meets convenience! Step into this stunning almost 1400 sq ft townhouse boasting 2 beds/3 baths. With its modern design, this unit floods with natural light, courtesy of abundant windows, including 2 levels at the front. The kitchen impresses with ample cupboards, island, Quartz countertops & S/S appliances. The Primary bdrm loft offers city & mtn views, a walk-through closet & an ensuite with double sinks for added convenience. In-suite laundry enhances functionality. Enjoy 361 sq ft of outdoor living space. A balcony & patio in the front of the unit & a lrg private patio in back granting access to a spacious shared courtyard. Parking stalls adjacent to the entrance door ensure comfort & ease. Centrally located, this complex is walkable to shopping & all amenities.