

<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>	\$3,006.85
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	457.61	<b>For Tax Year:</b>	2024
<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			

Luxury meets convenience at Court West in this Vancouver style loft! This stunning townhouse boasts 2 beds/3 baths with almost 1400 sq ft. Flooded with natural light, the modern design features abundant windows on 2 levels. The kitchen impresses with Quartz countertops, island, & S/S appliances. Enjoy city & mountain views from the primary bdrm loft with a walk-through closet & ensuite with double sinks. In-suite laundry adds functionality. Outdoor living space includes a balcony, patio in front, & a large private patio in the back providing your own backyard next to a shared courtyard. Accessible parking stalls, including electric car charging, adjacent to the entrance doors ensure comfort & ease. This complex provides the convenience of being walkable to all shopping & amenities.