

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	4	<b>Age:</b>	18
<b>Lot Area:</b>	<b>Full Baths:</b>	3	<b>Zoning:</b>	RM16
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,268.73
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	425.93	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	026-655-934

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick, Vinyl, Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 67
<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>	Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s), Patio(s)	<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>	
<b>Mgmt. Company:</b>	HomeLife Advantage Realty - 604-858-7368
<b>Complex / Subdiv:</b>	King's Gate
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Water
<b>Legal:</b>	STRATA LOT 2 SECTION 30 TOWNSHIP 19 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1839 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>	Air Cond./Central, In Suite Laundry
<b>Site Influences:</b>	Central Location, Gated Complex, Golf Course Nearby, Treed
<b>Features:</b>	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Sprinkler - Fire, Vacuum - Built In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 9'6	Above	Walk-In Closet	4'7 x 8'9
Main	Dining Room	11'10 x 10'0	Above	Bedroom	11'9 x 11'10
Main	Kitchen	11'9 x 11'10	Above	Bedroom	10'4 x 16'5
Main	Eating Area	6'10 x 5'4	Bsmt	Recreation Room	27'10 x 23'11
Main	Family Room	15'7 x 8'7	Bsmt	Storage	4'0 x 8'0
Main	Foyer	8'4 x 5'9			
Above	Primary Bedroom	14'3 x 11'5			

<b>Finished Floor (Main):</b>	867 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	878 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	836 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,581 sqft	<b>Basement:</b>	Full	Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,581 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Nestled among nature is King's Gate! Welcome to this super large 3bdm, 4bath townhome! The open foyer leads to the living rm /dining area w/high ceilings throughout. Enjoy the heart of the home in the bright & spacious kitchen w/ modern cabinets, lighting, farm house sink & stovetop. Open family room w/ cozy gas fireplace, accesses the sun soaked deck. Upstairs 3 large bdrms, full bath, incl the Primary w/ gorgeous crown mouldings, ceiling fan, walk in 'California closet' & a 5 pce spa like tub! Tons of options for the massive Rec Room..family, entertaining, games room, theatre? All next to the walk out patio. Quiet and gated, just steps to the legendary Ledgeview Golf Club & Tavern on the Green, hiking trails & more! 2 car garage, A/C, built in vac. Pets Welcome! OPEN HOUSE SUN 30th 1-3P