

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	4	Age:	18
Lot Area:		Full Baths:	3	Zoning:	RM16
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,268.73
Rear Yard Exp:		Maint. Fee:	425.93	For Tax Year:	2023
View:				P.I.D.:	026-655-934

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 67
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Homelife Advantage Realty - 604-858-7368
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 2 SECTION 30 TOWNSHIP 19 NEW WESTMINSTER DISTRICT STRATA PLAN 1839 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Gated Complex,Golf Course Nearby,Private Setting,Shopping Nearby,Treed
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Sprinkler - Fire,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	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	8'0 x 4'0
Main	Foyer	8'4 x 5'9			
Above	Primary Bedroom	14'3 x 11'5			

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

Immaculate 3 bdrm 4 bath townhome at King's Gate! Nestled among nature, quiet and gated, and just steps to hiking, biking, and the Legendary Ledgeview Golf Course & Tavern on the Green. The open foyer leads to the living rm/dining area w high ceilings, next to the heart of the home. This bright and spacious renovated kitchen boasts modern cabinets, huge counters w/ farm house sink and cooktop. Cozy family room with gas fireplace, accesses the sun soaked deck. Upstairs 3 large bedrooms, including the primary w/ gorgeous crown mouldings, ceiling fan, walk in 'California closet' & a 5 piece spa like tub! Tons of options for the bsmt rec room...Family, teens, games rm, bdrm, theatre? 2 Pets welcome 10kg. 2 car garage, A/C, built in vac. Your new home awaits! View at OPEN HOUSE Sat 28th 2-4PM!