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| Depth/Size (ft): | Bedrooms: | 4 | Approx. Year Built: | 2008 |
| Frontage (ft): | Bathrooms: | 3 | Age: | 16 |
| Lot Area: | Full Baths: | 2 | Zoning: | RM30 |
| Flood Plain: | Half Baths: | 1 | Gross Taxes: | \$3,359.22 |
| Rear Yard Exp: | Maint. Fee: | 444.66 | For Tax Year: | 2023 |
| View: | No | | P.I.D.: | 027-529-681 |

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|------------------|----------------------------------|------------------|--------------------------------|
| Style of Home: | 3 Level Split,End Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Brick,Mixed,Wood | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double,Visitor Parking |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | 53 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Forced Air,Natural Gas | Property Disc: | No |
| Outdoor Area: | Balcony(s),Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Tile,Carpet | Fixtures Rmvd: | No |

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|---------------------|--|
| View: | No |
| Mgmt. Company: | Associa - 604-591-6060 |
| Complex / Subdiv: | ALLURE |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 49, PLAN BCS2933, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| Amenities: | Air Cond./Central,Club House,In Suite Laundry |
| Site Influences: | Central Location,Private Yard,Recreation Nearby,Shopping Nearby |
| Features: | Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security - Roughed In,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In,Windows - Thermo |
| Bylaw Restrict: | Pets Allowed w/Rest. |
| Listing Broker(s): | Macdonald Realty (Surrey/152) |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|----------------|-------------|-------|---------|------------|
| Main | Living Room | 12'6 x 21'9 | Above | Walk-In Closet | 12'6 x 4'9 | Below | Laundry | 6'4 x 6'0 |
| Main | Dining Room | 20'0 x 10'7 | Above | Bedroom | 12'2 x 9'6 | | | |
| Main | Eating Area | 9'1 x 8'8 | Above | Bedroom | 11'8 x 9'4 | | | |
| Main | Kitchen | 10'3 x 8'8 | Below | Foyer | 5'4 x 4'1 | | | |
| Above | Primary Bedroom | 13'7 x 16'7 | Below | Bedroom | 12'6 x 17'3 | | | |

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|-------------------------|------------|----------------------------|---------------|----------------|-------------|----------|
| Finished Floor (Main): | 886 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 900 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 450 sqft | # Of Levels: | 3 | Above | 5 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | Above | 4 | No |
| Finished Floor (Total): | 2,236 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 2,236 sqft | # Of Pets: | 1 - Cats: Yes | | | |

ALLURE: Stunning end unit boasting 2236 sqft of luxurious living space offers a unique blend of style & comfort with air conditioning throughout. Main Floor boasts 9' ceilings w/crown moldings abundant natural light modern kitchen with quartz countertops s/s appliances & spacious living area w/cozy gas fireplace. On the Upper Floor you will find 3 generously sized bedrooms including the Primary suite with WIC dressing area & ensuite w/heated floors. The Lower Level features a large 4th bedroom perfect for guests or additional family members. Conveniently located just steps from Sunnyside Park & its outdoor pool providing endless opportunities for recreation & minutes away from shopping dining & highway access. Families will appreciate the proximity to top-ranking private & public schools.