

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

<b>Style of Home:</b>	3 Level Split,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	53
<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>	Baseboard,Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Carpet,Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Associa - 604-591-6060
<b>Complex / Subdiv:</b>	ALLURE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	Air Cond./Central,Club House,In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security - Roughed In,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	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	Flex Room	12'6 x 17'3			

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

Discover contemporary elegance at ALLURE. End Unit boasting 2236 sqft of luxurious living space. Main floor welcomes you with 9' ceilings, crown moldings, abundant natural light & Central Air Conditioning. Modern kitchen includes quartz countertops & s/s appliances. Relax by the gas fireplace in the spacious living area. Upstairs you'll find 3 generous sized bedrooms. Primary suite offers a bright space with a walk-in closet, dressing area & ensuite with heated floors. Large room on lower level could be 4th bedroom, home gym or media room. 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.