

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2000
Frontage (ft):		Bathrooms:	3	Age:	24
Lot Area:		Full Baths:	2	Zoning:	N2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,414.22
Rear Yard Exp:		Maint. Fee:	370.00	For Tax Year:	2023
View:	No			P.I.D.:	024-646-521

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	97 - Total Units in Strata: 97
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific - 604-371-2208
Complex / Subdiv:	The Falls
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 25, PLAN LMS3795, SECTION 13, 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 1 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 15'11	Below	Utility	15'4 x 3'
Main	Kitchen	8'6 x 10'11			
Main	Dining Room	11'10 x 10'11			
Above	Primary Bedroom	12'9 x 12'1			
Above	Bedroom	12'10 x 11'3			
Above	Laundry	3'10 x 3'3			
Below	Foyer	3'11 x 4'9			

Finished Floor (Main):	623 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	627 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	51 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,301 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,301 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

THE FALLS at Eagle Mountain. Lots of updating has been done to this 2 bedroom 3 bathroom townhome. It has solid hardwood floors, a newer white kitchen with quartz counters, new washer and dryer and the hot water tank was just replaced. The front deck has a view to the southeast and in the back yard a patch of grass and a private patio. Double tandem garage with plenty of storage. Easy to show anytime. Pets, rentals and children welcome.