

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

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	97 - Total Units in Strata: 97
<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>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Quay Pacific - 604-371-2208
<b>Complex / Subdiv:</b>	The Falls
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	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			

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