

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	2	Age:	14
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,613.12
Rear Yard Exp:		Maint. Fee:	380.75	For Tax Year:	2023
View:	Yes			P.I.D.:	028-155-114

Style of Home:	3 Storey,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem,Other,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	40 - Total Units in Strata: 40
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS AND FARMLAND
Mgmt. Company:	Associa BC - 604-591-6060
Complex / Subdiv:	Knoll By: Mosaic
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 16 SECTION 22 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3728TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden,In Suite Laundry
Site Influences:	Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	3'11 x 4'2			
Main	Living Room	12'10 x 12'8			
Main	Dining Room	10'8 x 11'5			
Main	Kitchen	14'2 x 10'11			
Main	Patio	14'2 x 8'0			
Above	Primary Bedroom	11'11 x 12'8			
Above	Bedroom	14'2 x 9'1			

Finished Floor (Main):	576 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	576 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	73 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,225 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,225 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

RARELY AVAILABLE! Nestled on a QUIET dead-end street: KNOLL by Mosaic features 40 boutique townhouses located between farmland and Shannon Park. Beautifully updated 2 bdrm 2 bath that reflects TRUE PRIDE OF OWNERSHIP. UPGRADES include new luxury vinyl plank floors, new high end kitchen appliances, new HW tank, newer washer & dryer, newer paint & carpets, custom built-in entertainment center in the living room & a large garage w/epoxy floor, work bench, extra storage and utility sink among others. Living area is spacious & has a sliding door leading to your back deck feat GORGEOUS UNOBSTRUCTED MOUNTAIN & FIELD VIEWS. Plus your very own PRIVATE & FENCED Backyard (w/new sod) backing onto ALR GREENSPACE. This home provides a SERENE escape while being STEPS away from a plethora of AMENITIES.