

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	4	Age:	17
Lot Area:		Full Baths:	2	Zoning:	RM-30
Flood Plain:		Half Baths:	2	Gross Taxes:	\$3,313.41
Rear Yard Exp:		Maint. Fee:	395.22	For Tax Year:	2023
View:	No			P.I.D.:	026-782-871

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	28 - Total Units in Strata: 28
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	BRADSHAW STRATA MANAGEMENT - 604-576-2424
Complex / Subdiv:	THE BALMORAL
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 17, PLAN BCS1937, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, STRATA PHASE 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry,Playground
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 13'6	Above	Bedroom	10'7 x 9'4
Main	Dining Room	9'0 x 16'0	Above	Laundry	4'0 x 4'0
Main	Kitchen	12'0 x 14'0	Below	Bedroom	7'8 x 13'3
Main	Eating Area	9'0 x 7'0	Below	Foyer	4'8 x 7'0
Above	Primary Bedroom	14'8 x 10'8			
Above	Walk-In Closet	6'5 x 4'0			
Above	Bedroom	9'7 x 9'11			

Finished Floor (Main):	718 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	787 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	358 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,863 sqft	Basement:	None	Below	2	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	28			
Grand Total:	1,863 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

THE BALMORAL - 4 bedroom end unit with side by side double garage. Bright, spacious open plan with Maple kitchen cabinets and granite counter tops, stainless steel appliances, fridge with ice maker and gas stove. Main floor features convenient decks off kitchen and living room as well as a 2 piece bathroom. Upper floor has 3 bedrooms with 2 full bathrooms and laundry. Lower floor has another bedroom with a 2 piece bath also. Located close to Starr Park and very handy to all of Clayton and Willoughby amenities.