

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	3	Age:	14
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,933.77
Rear Yard Exp:		Maint. Fee:	561.89	For Tax Year:	2023
View:				P.I.D.:	028-362-128

Style of Home:	2 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 261
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	First Service Residential - 604-683-5900
Complex / Subdiv:	Highland Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 155, PLAN BCS2896, SECTION 24, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,Pool; Outdoor,Recreation Center,Swirpool/Hot Tub
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Colonial Pacific Realty

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

Finished Floor (Main):	788 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,160 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	5	Yes
Finished Floor (Total):	1,948 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,948 sqft	# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes			

Welcome to your new 4 bed 3 bath 1948 sf END unit townhome in Highland Park! This property offers a thoughtful layout ensuring a comfortable and practical living experience. As you step inside you'll be greeted by 9' ceilings, rich engineered hardwood floors, a chef's kitchen with high end appliances, a breakfast bar and a beautiful gas fireplace. Enjoy the generous sized living and dining rooms with large windows overlooking your private backyard oasis. Upstairs features 4 bedrooms including the primary with a fabulous ensuite. Double garage. Just a few steps away to the fabulous amenities including an outdoor pool and hot tub, indoor hockey rink, theatre and clubhouse! Close to the restaurants and stores of Morgan Crossing, transit & schools.