

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

<b>Style of Home:</b>	2 Storey,End Unit	<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>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 261
<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>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	First Service Residential - 604-683-5900
<b>Complex / Subdiv:</b>	Highland Park
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	Club House,Exercise Centre,Pool; Outdoor,Recreation Center,Swirpool/Hot Tub
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	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			

<b>Finished Floor (Main):</b>	788 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,160 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	Yes
<b>Finished Floor (Total):</b>	1,948 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,948 sqft	<b># Of Pets:</b>	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. This one has it all!