

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	10
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-30
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,596.57
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	323.68	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	029-448-638

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	42
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<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>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	DAVIN MANAGEMENT LTD. - 604-594-5643
<b>Complex / Subdiv:</b>	The George
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 13 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2305 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,Garden
<b>Site Influences:</b>	Central Location
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	4'0 x 8'3			
Below	Bedroom	7'10 x 7'7			
Main	Kitchen	9'4 x 11'6			
Main	Dining Room	8'8 x 11'1			
Main	Living Room	12'4 x 14'3			
Above	Primary Bedroom	12'4 x 12'0			
Above	Bedroom	12'4 x 9'1			

<b>Finished Floor (Main):</b>	504 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	536 sqft	<b># Of Kitchens:</b>	1	Below	2	No
<b>Finished Floor (Below):</b>	217 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,257 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,257 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to George! This 3 bedroom 3 bathroom townhome features a bright white open concept kitchen with a generous pantry. The main floor boasts 9 ft ceilings with a spacious living room that flows onto the patio. The master bedroom features a large 3-piece ensuite and can fit a king bed. Located near shopping, schools, White Rock Beach, and easy access to Highway 99. Complex amenities include a clubhouse, gardens, and vast green space.