

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2015
Frontage (ft):		Bathrooms:	4	Age:	9
Lot Area:		Full Baths:	3	Zoning:	RM-30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,143.33
Rear Yard Exp:		Maint. Fee:	487.00	For Tax Year:	2023
View:	Yes			P.I.D.:	029-456-932

Style of Home:	3 Storey,End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 60
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Peak-a-boo Mountain
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	Jacobsen
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 27, PLAN EPS1931, SECTION 23, 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,In Suite Laundry
Site Influences:	Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Oven - Built In,Range Top
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 12'5	Above	Bedroom	9'0 x 11'0
Main	Kitchen	12'6 x 9'3	Bsmt	Foyer	3'6 x 6'2
Main	Eating Area	10'3 x 11'7	Bsmt	Den	21'1 x 15'0
Main	Dining Room	12'4 x 11'4	Bsmt	Patio	14'11 x 10'0
Above	Primary Bedroom	16'4 x 12'7			
Above	Walk-In Closet	6'4 x 7'3			
Above	Bedroom	9'6 x 12'5			

Finished Floor (Main):	898 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	852 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	471 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,221 sqft	Basement:	Full	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,221 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to JACOBSEN. This rarely available 2,221 sqft end unit boasts a bright & spacious floorplan. The main floor welcomes you with an expansive gourmet kitchen centered around a large island. Adjacent to the kitchen, the living area is illuminated with oversized windows and conveniently located powder room. Upstairs you will find 3 generously sized bedrooms. The primary suite stands out with walk-in closet and a luxurious ensuite bathroom. Side-by-side laundry adds a practical touch to the upper level. Downstairs offers a large rec-room & bath leading out to a fenced backyard. Parking is plentiful with side-by-side double car garage & additional space for two more vehicles on the apron. Located next to a serene walking path and just steps from Morgan Crossing, shopping and amenities.