

Depth/Size (ft):	Bedrooms: 3	Approx. Year Built: 2021
Frontage (ft):	Bathrooms: 2	Age: 3
Lot Area:	Full Baths: 2	Zoning: RM-3A
Flood Plain:	Half Baths: 0	Gross Taxes: \$3,663.69
Rear Yard Exp View:	Maint. Fee: 523.46	For Tax Year: 2023
		P.I.D.: 031-275-494

Style of Home: Corner Unit,Ground Level Unit	Parking: Total: 2 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Brick,Vinyl	Parking Access:
Foundation:	Parking: Garage; Underground,Visitor Parking
Rain Screen:	Locker: Yes
Renovations:	Units in Dev:
# of Fireplaces: 1 - Fuel: Electric	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Electric	Property Disc: Yes
Outdoor Area: Patio(s),Patio(s) & Deck(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased:
Floor Finish: Laminate,Tile	Fixtures Rmvd:

View:

Mgmt. Company: Dwell Property Management - 604-821-9999

Complex / Subdiv: Willow Creek Estates

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 174, PLAN LMS811, SECTION 20, TOWNSHIP 13, 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: Playground,Storage

Site Influences: Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security System,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13'7 x 12'6	Main	Patio	11'0 x 9'10
Main	Bedroom	13'11 x 9'5			
Main	Bedroom	8'6 x 7'8			
Main	Living Room	11'2 x 10'6			
Main	Dining Room	7'5 x 7'3			
Main	Kitchen	8'5 x 13'2			
Main	Foyer	5'5 x 3'11			

Finished Floor (Main): 1,084 sqft	# Of Rooms: 8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	4	No
Finished Floor (Bsmnt): 0 sqft	Crawl/Bsmnt Height:			
Finished Floor (Total): 1,084 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 1,084 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

A fantastic opportunity at The Willow Creek Estates! This 3 bed & 2 bath GROUND FLOOR & CORNER unit is only 3 years old and absolutely stunning! At the back of the quiet complex, this home boasts privacy, ample living space, an oversized entertainment kitchen island, and a primary bedroom big enough for a king bed! This easily accessible ground floor unit offers 2 PARKING STALLS, and an abundance of natural light with a gorgeous SECLUDED PATIO! Complete with a beautiful modern privacy screen, walk-out pathway, and access off the living room and primary bedroom! Surrounded by trees and greenery with sufficient space for your BBQ, bike storage and your guest entertainment! This home is a beautiful oasis. In a central location, close to shopping, transit, schools, HWY 1, and so much more!