

Depth/Size (ft):	0	Bedrooms:	4	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	4	Age:	12
Lot Area:		Full Baths:	3	Zoning:	RM-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,580.70
Rear Yard Exp:		Maint. Fee:	508.93	For Tax Year:	2022
View:	Yes			P.I.D.:	028-896-777

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Single,Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	51 - Total Units in Strata: 51
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:	Yes : KANAKA CREEK GREENBELT
Mgmt. Company:	ASSOCIA BC - 604-591-6060
Complex / Subdiv:	BLUETREE HOMES AT KANAKA CREEK
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 34, PLAN BCS4384, DISTRICT LOT 404, GROUP 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 1 OR V, AS APPROPRIATE
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8'8 x 15'6	Bsmt	Bedroom	10'2 x 12'1
Main	Dining Room	10'2 x 9'5	Bsmt	Walk-In Closet	5'5 x 4'10
Main	Kitchen	8'1 x 11'10	Bsmt	Recreation Room	15'0 x 17'10
Above	Primary Bedroom	12'5 x 15'8			
Above	Walk-In Closet	8'0 x 6'9			
Above	Bedroom	9'3 x 9'5			
Above	Bedroom	8'5 x 9'8			

Finished Floor (Main):	671 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	804 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	672 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,147 sqft	Basement:	Fully Finished	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,147 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Experience luxury living in this exquisite 4 bed 4 bath townhome. This 3-level unit spans 2147 sqft with bright open floor plan, showcasing a dazzling kitchen w/quartz counters & S/S appliances. Revel in the magnificent views of Kanaka Creek greenbelt while you enjoy a glass of wine on the balcony. The primary suite is a lavish retreat with generous W/I closet & spa-like ensuite, while 2 additional bedrooms provide ample space. The bsmnt features a 4th bedroom with a W/I closet, & a grand rec rm with soaring ceilings & a private balcony showcasing the panoramic views, perfect for a man-cave, teenage haven or dedicated kids area. Includes a single garage plus 1 open parking space. This townhome enjoys a prime location, blending sophistication and comfort in a serene and scenic environment.