R2883915 Townhouse

32 7640 BLOTT STREET MISSION

Residential Attached \$694,000 (LP)

Mission BC, V2V 3K3

Depth/Size (ft): Frontage (ft): Lot Area:

Rear Yard Exp:

Flood Plain:

No

No

Bedrooms: Bathrooms: **Full Baths:**

Half Baths:

Maint. Fee:

Approx. Year Built: Age: Zoning:

MT1 \$2,383.76 2023

1994

018-887-457

30

P.I.D.:

Gross Taxes:

For Tax Year:

Style of Home:

2 Storey w/Bsmt.,3 Storey,Split Entry

Construction: Exterior:

Frame - Wood Mixed, Vinyl

Foundation: Rain Screen: Renovations:

of Fireplaces: 1 - Fuel: Gas - Natural Water Supply: City/Municipal

Fuel/Heating: Forced Air **Outdoor Area:** Patio(s) Type of Roof: Asphalt Floor Finish: Laminate, Mixed

Total: 1 - Covered: 1 Parking:

Covered Parking: Parking Access: Front

Parking: Garage; Single No

Locker: Units in Dev:

- Total Units in Strata: 46 Distance to:

Title to Land: Freehold Strata

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

View: No

OBSIDIAN PROPERTY MGMT LTD - 604-757-3151 Mgmt. Company:

Complex / Subdiv: Amberlea

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

STRATA LOT 32 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1535 TOGETHER WITH AN INTEREST IN THE Legal:

COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities:

Site Influences: Paved Road, Recreation Nearby, Shopping Nearby

Features:

Bylaw Restric: Pets Allowed w/Rest., Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Dimensions Floor Type Main Foyer 6'8 x 3'0 Main Living Room 12'3 x 21'2 Main Dining Room 10'0 x 11'8 Main Kitchen 9'4 x 11'10 Main Laundry 9'7 x 3'0 Above Primary Bedroom 12'3 x 14'4 Walk-In Closet Above 5'2 x 6'9

1,806 sqft

Floor Above Above Below

Bedroom Bedroom Family Room

Type

9'0 x 9'6 9'11 x 10'2 19'3 x 13'10

Dimensions

Finished Floor (Main): 674 sqft Finished Floor (Above): 713 sqft Finished Floor (Below): 419 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 1,806 sqft **Unfinished Floor:** 0 sqft

Of Rooms: 10 # Of Kitchens: 1 # Of Levels: 3 Crawl/Bsmt Height:

Basement: None # or % of Rentals Allowed: 100

Of Pets: 2 - Cats: Yes, Dogs: Yes **Bathroom Floor** # of Pieces Ensuite? 2 Nο Main Above 3 Yes Above No

Welcome to Amberlea! This 1806 sqft 3 bed 3 bath townhome features 2 large living spaces and is one of the largest homes in the complex. Updates in 2021 include new flooring, fresh paint, and light fixtures. The kitchen has stainless steel appliances, tons of storage, and a large pantry. This home has a deck off the main floor and a private patio off the ground floor. Great location near parks, schools and guick access to Lougheed Highway.

Grand Total: