

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	3	Age:	30
Lot Area:		Full Baths:	2	Zoning:	MT1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,383.76
Rear Yard Exp:		Maint. Fee:	390.86	For Tax Year:	2023
View:	No			P.I.D.:	018-887-457

Style of Home:	2 Storey w/Bsmt.,3 Storey,Split Entry	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 46
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	OBSIDIAN PROPERTY MGMT LTD - 604-757-3151
Complex / Subdiv:	Amberlea
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 32 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1535 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	None
Site Influences:	Paved Road,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 3'0	Above	Bedroom	9'0 x 9'6
Main	Living Room	12'3 x 21'2	Above	Bedroom	9'11 x 10'2
Main	Dining Room	10'0 x 11'8	Below	Family Room	19'3 x 13'10
Main	Kitchen	9'4 x 11'10			
Main	Laundry	9'7 x 3'0			
Above	Primary Bedroom	12'3 x 14'4			
Above	Walk-In Closet	5'2 x 6'9			

Finished Floor (Main):	674 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	713 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	419 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,806 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,806 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

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 quick access to Lougheed Highway.