

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	2	Age:	20
Lot Area:		Full Baths:	1	Zoning:	CD-38B
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	394.76	For Tax Year:	2023
View:	No			P.I.D.:	025-902-326

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Carport & Garage,Carport; Single,Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	119 - Total Units in Strata: 119
# 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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	DENIM 1
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 111, PLAN BCS494, PART NW1/4, SECTION 14, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGE
Amenities:	Club House,Playground
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'10 x 3'8	Above	Bedroom	11'4 x 8'6
Main	Living Room	10'4 x 15'5	Above	Walk-In Closet	6'10 x 4'10
Main	Dining Room	12'7 x 11'	Below	Recreation Room	14'4 x 11'8
Main	Kitchen	13'2 x 7'8			
Main	Eating Area	7'3 x 6'6			
Above	Primary Bedroom	11' x 10'2			
Above	Bedroom	11'6 x 8'10			

Finished Floor (Main):	648 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	641 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	220 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,509 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,509 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautiful 3 bed, 2 bath + rec room townhome in The Denim Complex! Recent upgrades include a New roof, New vinyl fencing and New hot water tank. Kitchen boasts granite counters, a center island, and S/S appliances, including a new stove and dishwasher. Fresh paint and new blinds adorn the interior, which features laminate and hardwood floors, along with an electric fireplace. The primary bedroom impresses with its vaulted ceiling, walk-in closet, and cheater door to the bathroom. Enjoy a bright, south-facing backyard. The community offers a clubhouse with a basketball court and a party room, plus plenty of visitor parking. Located close to RC Garnett Elementary, Moreno's Deli, Starbucks, Panago Pizza, and Subway, with easy access to Hwy 1 and Langley's shopping. This is the one!