

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	50
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MF
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$2,682.77
<b>Rear Yard Exp:</b>	West	<b>Maint. Fee:</b>	415.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-212-133

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	40 - Total Units in Strata: 40
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Pacific Quorum
<b>Complex / Subdiv:</b>	Greentree Village
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	STRATA LOT 3, PLAN NWS208, DISTRICT LOT 81, 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
<b>Amenities:</b>	Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Indoor,Recreation Center
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby,Ski Hill Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 11'11	Bsmt	Storage	14'0 x 10'1
Main	Kitchen	14'0 x 10'1			
Main	Dining Room	9'0 x 7'5			
Above	Primary Bedroom	13'2 x 12'2			
Above	Bedroom	10'3 x 9'10			
Above	Bedroom	10'3 x 9'1			
Bsmt	Recreation Room	19'4 x 13'0			

<b>Finished Floor (Main):</b>	549 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	590 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	549 sqft	<b>Crawl/Bsmt Height:</b>		Above	2	Yes
<b>Finished Floor (Total):</b>	1,688 sqft	<b>Basement:</b>	Full			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,688 sqft	<b># Of Pets:</b>	No Restriction - Cats: Yes, Dogs: Yes			

Situated in the heart of Greentree Village, this recently updated townhome boasts three bedrooms, three bathrooms, & a generous 1688 sq.ft of living space. Upon entry, you are welcomed by a renovated kitchen, upgraded flooring, a renovated powder room. The fireplace in the dining & living area adds both warmth & character, leading out to a fully renovated, expansive west-facing balcony. Upstairs, three generously sized bedrooms ensure ample comfort with updated main bath. The finished basement provides versatility to suit your needs. Convenience is key with a covered carport offering ample storage, complemented by a brand-new hot water tank. The community includes its own rec centre, featuring a pool, gym, party room, & playground, making it perfect for families.