

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	2	Age:	12
Lot Area:		Full Baths:	2	Zoning:	RM60
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,562.14
Rear Yard Exp:		Maint. Fee:	406.70	For Tax Year:	2023
View:	No			P.I.D.:	028-800-877

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	64 - Total Units in Strata: 64
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	PENINSULA STRATA MANAGEMENT LT - 604-385-2242
Complex / Subdiv:	Hartwell
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 24, PLAN BCS4394, SECTION 25, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'4 x 8'9			
Main	Living Room	14'5 x 13'3			
Main	Dining Room	14'5 x 11'10			
Below	Foyer	3'7 x 8'6			
Above	Primary Bedroom	12'0 x 13'1			
Above	Bedroom	14'5 x 9'9			

Finished Floor (Main):	656 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	622 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	65 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	1,343 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,343 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Fantastic END UNIT TOWHOME in HARTWELL. This 2 Bedroom, 2 Full Bathroom Home has been Freshly Painted throughout. Very well maintained with modern colors and fixtures. OPEN Main Floor floorplan with Large Kitchen Island, GRANITE Countertops & Stainless Steel Appliances. LOTS OF NATURAL LIGHT with many Oversized Windows giving Bright South, West, and East exposures. Many options for large furniture, hutches or tables. Large Deck off Main & Fenced Yard Below. Upstairs boasts Primary Bedroom with Spa inspired Ensuite. Second bedroom offers enough room for a teenager or bunk bed for little ones. Double Tandem Garage. Resort Style CLUBHOUSE with outdoor pool, fitness studio, fireside lounge, hockey room, movie theater & much more. Steps away from Schools, Recreation, Amenities, & Highway 1.