

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	3	Age:	32
Lot Area:		Full Baths:	2	Zoning:	MT1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,154.83
Rear Yard Exp:		Maint. Fee:	444.02	For Tax Year:	2023
View:	No			P.I.D.:	018-008-721

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# 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:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	PACIFIC QUORUM PROPERTIES INC. - 604-854-1734
Complex / Subdiv:	Spencer Estates
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 6 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN LMS614 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry
Site Influences:	Central Location, Private Setting, Recreation 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	4'6 x 4'2	Above	Walk-In Closet	4'7 x 8'7
Main	Eating Area	7'1 x 11'0	Above	Bedroom	9'7 x 14'0
Main	Kitchen	8'1 x 8'2	Above	Laundry	6'1 x 5'4
Main	Living Room	17'10 x 14'5	Above	Bedroom	9'9 x 12'2
Main	Dining Room	11'4 x 7'10			
Main	Pantry	4'4 x 5'7			
Above	Primary Bedroom	13'7 x 12'2			

Finished Floor (Main):	729 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	858 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	3	No
Finished Floor (Total):	1,587 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,587 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Spencer Estates! At over 1500 sqft, this private 3 bedroom 3 bathroom end-unit 2 storey townhome has many updates. The kitchen features new cabinets & countertops with plenty of storage & a generously sized working pantry, a rare find in a townhome! All 3 bathrooms have been updated with new counters & fixtures. The spacious living room walks out to 1 of 2 large balconies overlooking a quiet greenspace with plenty of privacy. Upstairs you'll find a massive master bedroom with an extensive walk-in closet, 2 other good-sized bedrooms & laundry room. Other features include a smart thermostat, built-in vacuum system & shelving & storage in the garage for all your needs. Centrally located near elementary schools, hospital & easy access to Lougheed Hwy. Book your showing today!