

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	9
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD9
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,578.09
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	347.39	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	029-768-209

<b>Style of Home:</b>	3 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Metal,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Homelife Advantage
<b>Complex / Subdiv:</b>	Edgemont
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 24, PLAN EPS1948, DISTRICT LOT 12, TOWNSHIP 23, 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 V
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 12'9	Bsmt	Bedroom	16'5 x 10'3
Main	Dining Room	10'3 x 9'6			
Main	Kitchen	8'4 x 13'11			
Above	Primary Bedroom	11'8 x 10'0			
Above	Bedroom	8'10 x 9'2			
Above	Bedroom	9'1 x 8'6			
Bsmt	Foyer	4'2 x 8'10			

<b>Finished Floor (Main):</b>	597 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	593 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>	253 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	1,443 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,443 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Bright, spacious 4 bedroom, 3 bathroom end unit townhome in the middle of Garrison. Locations don't get better than this, grocery stores, shopping, restaurants, parks, Cheam centre are just steps from your front door. This well maintained end unit offers tons of natural light from the floor to ceiling windows and 9' ceilings. Spacious, open concept main floor with ample cabinetry, stainless appliances, and lots of counter space including a 2 piece bath on the main. New vinyl plank flooring throughout the main floor. 4 bedrooms including large primary bedroom with big closet and full bathroom. All of this in a well maintained complex, a great place to raise a family or invest! Call today!