

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	18
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-10
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,345.50
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	383.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	026-026-546

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Metal, Vinyl, Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem, Other
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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>	Baseboard, Electric, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	None	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	STRATACO MANAGMENT - 604-274-4141
<b>Complex / Subdiv:</b>	WILLOW EDGE
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 77, PLAN BCS753, DISTRICT LOT 311, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location, Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'11 x 10'5			
Main	Kitchen	10'11 x 7'6			
Main	Eating Area	7'7 x 7'3			
Main	Living Room	14'2 x 10'4			
Above	Primary Bedroom	11'10 x 11'9			
Above	Bedroom	11'10 x 10'3			
Below	Foyer	6'6 x 3'4			

<b>Finished Floor (Main):</b>	609 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	572 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	69 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	1,250 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,250 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to "Willow Edge" in Willoughby Heights! This stunning 1250 sqft townhouse features a bright living room with a gas fireplace, a kitchen with stainless steel appliances and an island/breakfast bar, a dining area, and a powder room on the main floor. Upstairs, enjoy a master bedroom with a large ensuite, a second bedroom, and a full bathroom. The charming yard with a covered patio is perfect for summer BBQs. Additional storage and a tandem garage for 2 cars plus 1 driveway spot complete the home. Centrally located near shopping, parks, trails, restaurants, Costco, Peregrine House School, and James Anderson Park. Walk to everything you need!