

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	3	Age:	27
Lot Area:		Full Baths:	3	Zoning:	MF
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$4,022.26
Rear Yard Exp:		Maint. Fee:	450.00	For Tax Year:	2023
View:	No			P.I.D.:	023-723-220

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	157
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dorset Realty - 604-270-1711
Complex / Subdiv:	Mayflower
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 118 BLOCK 4N PLAN LMS2559 RANGE 7W 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
Amenities:	Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'7 x 12'4	Below	Bedroom	10'9 x 12'0
Main	Dining Room	11'0 x 8'2	Below	Laundry	5'0 x 3'12
Main	Kitchen	10'4 x 8'5	Main	Foyer	6'5 x 6'7
Main	Eating Area	12'0 x 10'9			
Above	Primary Bedroom	12'10 x 10'11			
Above	Bedroom	12'8 x 9'4			
Above	Bedroom	12'1 x 11'1			

Finished Floor (Main):	679 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	654 sqft	# Of Kitchens:	1	Below	4	No
Finished Floor (Below):	285 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm: Height:		Above	4	Yes
Finished Floor (Total):	1,618 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,618 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Nestled within the serene and esteemed neighborhood of Terra Nova, lies a gem waiting for new owners. Welcome to Mayflower, a prestigious complex. Step inside this home, you are greeted by a spacious 1600 sq. ft townhouse. double side-by-side garage, providing ample parking space for your vehicles and additional storage solution,a rare find in urban living.A large living room adorned with a cozy gas fireplace opens to the dining room with balcony great for outdoor eating. The kitchen, bathed in natural light, is a chef's delight, is bright and airy along with a large eating area with a 2nd large balcony. The primary bedroom has a large ensuite and a coveted walk-in closet. Lower floor has a full bed and full bath great for home office/family or media room. Call this home today!