

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	3	Age:	13
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,902.61
Rear Yard Exp:		Maint. Fee:	390.00	For Tax Year:	2023
View:	No			P.I.D.:	028-860-845

Style of Home:	3 Storey,End Unit	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Wood	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 62
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Radiant	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Hugh Mckinnon
Complex / Subdiv:	Toccata
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 47, PLAN BCS4235, SECTION 23, TOWNSHIP 1, 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
Amenities:	Club House
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

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

Finished Floor (Main):	675 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	693 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	72 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,440 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,440 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WELCOME TO TOCCATA! BEST LOCATION IN THE COMPLEX, END UNIT & SOUTH FACING, backing onto trail, green belt, and garden, with FULLY FENCED PRIVATE YARD! Covered walkout patio from garage, can easily convert back half of garage to playroom, home office, etc. 2 bedroom AND DEN has been newly painted, and incredible well kept. LARGE PRIMARY BEDROOM upstairs, perfect for FIRST TIME HOME BUYERS, small families, and investors! Ideally located within walking distance to shopping, restaurants, coffee shops, doctors offices, gym, and more! BOOK YOUR PRIVATE SHOWING TODAY!