

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	4	Age:	4
Lot Area:		Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,699.45
Rear Yard Exp:		Maint. Fee:	476.83	For Tax Year:	2023
View:	Yes			P.I.D.:	031-177-425

Style of Home:	Reverse 2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood,Other	Covered Parking:	2
Exterior:	Mixed,Other,Wood	Parking Access:	Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	177 - Total Units in Strata: 177
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	West coast property management - 604-914-2135
Complex / Subdiv:	TOWNSEND
Services Connected:	Sanitary Sewer
Legal:	STRATA LOT 44, PLAN EPS6340, SECTION 10, TOWNSHIP 2, 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:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 12'6	Above	Walk-In Closet	7'5 x 6'11
Main	Dining Room	16'2 x 9'5	Above	Bedroom	12'4 x 8'0
Main	Family Room	13'11 x 11'11	Above	Bedroom	11'2 x 8'7
Main	Foyer	8'0 x 7'0	Above	Laundry	5'7 x 4'3
Main	Kitchen	13'11 x 7'8	Below	Bedroom	12'6 x 8'5
Above	Primary Bedroom	15'3 x 13'10	Below	Storage	8'0 x 8'0

Finished Floor (Main):	807 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	785 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	385 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,977 sqft	Basement:	Fully Finished	Below	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	1			
Grand Total:	1,977 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover your dream home in this 4-year-old, 3-storey corner unit townhouse located in the sought-after Townsend development by Polygon. This property features a double car parking garage and offers one of the largest living spaces in the complex. Meticulously maintained by the current owners, the home boasts a spacious and inviting living area. Enjoy the convenience of living within walking distance to a variety of restaurants and YMCA recreation center, making everyday errands and dining out a breeze. Don't miss out on this exceptional opportunity to own one of the biggest townhouses in the area, a perfect blend of comfort, style, and prime location! OPEN HOUSE SATURDAY & SUNDAY JUNE 8th and 9th @ 12:00 PM - 2:00 PM