

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2002
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	22
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	R4A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,803.08
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	457.65	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-329-464

<b>Style of Home:</b>	Basement Entry, Inside Unit	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco, Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	142 - Total Units in Strata: 142
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : City, mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Maple Hills
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 44, PLAN LMS1735, DISTRICT LOT 269/270, 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 OR V, AS APPROPRIATE
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Greenbelt, Private Setting, Private Yard, Treed
<b>Features:</b>	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Vaulted Ceiling
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 18'7	Below	Bedroom	9'6 x 23'4
Main	Dining Room	13'5 x 8'7	Below	Storage	9'11 x 8'3
Main	Kitchen	11'11 x 12'9			
Main	Primary Bedroom	11'7 x 15'10			
Main	Bedroom	12'3 x 11'4			
Main	Laundry	6'11 x 5'5			
Below	Recreation Room	30'9 x 15'2			

<b>Finished Floor (Main):</b>	1,423 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Bsmt	3	No
<b>Finished Floor (Below):</b>	1,076 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	4	Yes
<b>Finished Floor (Total):</b>	2,499 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full, Fully Finished			
<b>Grand Total:</b>	2,499 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Greenspace behind, and unobstructed views over the city from the kitchen and patio deck. Open floor plan, vaulted ceilings, and no neighbours behind you, offering complete privacy on the back deck. Meticulously maintained, with a new, high-energy efficient furnace, air conditioning unit, stainless steel appliances, gas stove, under cabinet lighting, quartz counter tops, and Brazilian Rosewood flooring throughout. Double garage, with additional parking in front of the garage, and more parking at the end of the lane. Quick possession is available.