

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	3	Age:	10
Lot Area:		Full Baths:	2	Zoning:	RM-30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,263.77
Rear Yard Exp:		Maint. Fee:	389.96	For Tax Year:	2023
View:	Yes			P.I.D.:	029-337-381

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board, Vinyl	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	69 - Total Units in Strata: 69
# of Fireplaces:	1 - Fuel: Electric	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), Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Carpet	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	Niche
Services Connected:	Electricity, Sanitary Sewer, Water
Legal:	STRATA LOT 65 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS1382 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden, In Suite Laundry
Site Influences:	Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 14'11	Below	Foyer	10'7 x 4'1
Main	Kitchen	14'0 x 11'5	Below	Storage	6'4 x 3'2
Main	Dining Room	11'5 x 9'6			
Above	Primary Bedroom	12'8 x 12'1			
Above	Walk-In Closet	7'1 x 4'5			
Above	Bedroom	11'10 x 8'1			
Above	Bedroom	10'9 x 8'8			

Finished Floor (Main):	657 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	696 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	81 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,434 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,434 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Live at Niche by Woodbridge. Spacious townhouse backing onto beautiful greenbelt. Bright and modern in prime location away from street. Enjoy 3 spacious bedrooms, incl. king size primary bedroom. 2 full bathrooms up with powder room on main floor. This Cape Cod-inspired townhome community is perfectly located: immersed in nature yet minutes from Morgan Crossing, private and public schools, shopping, wellness, cafes, restaurants, and transit. Extra large tandem garage with window and extra space for workshop or home gym. Fully-fenced backyard, pet-friendly. Tenanted, please allow 24 hours notice.