

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	3	Age:	3
Lot Area:		Full Baths:	2	Zoning:	R4-A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,840.85
Rear Yard Exp:		Maint. Fee:	380.00	For Tax Year:	2023
View:	No			P.I.D.:	031-388-680

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	22
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Rooftop Deck	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Pacific Quorum - 604-685-3828
Complex / Subdiv:	Cascara Village
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 13, PLAN EPS6139, DISTRICT LOT 38, GROUP 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:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 13'6	Above	Bedroom	10'5 x 9'10
Main	Dining Room	9'5 x 7'5	Below	Recreation Room	21'4 x 12'7
Main	Kitchen	7'11 x 11'3			
Main	Foyer	7'7 x 3'7			
Above	Primary Bedroom	13'2 x 11'10			
Above	Walk-In Closet	5'1 x 6'1			
Above	Bedroom	10'5 x 13'9			

Finished Floor (Main):	586 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	792 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	581 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,959 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,959 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

SEE VIRTUAL TOUR! Welcome to Cascara Village in Sardis, and one of the best locations in the complex! This 2021 built townhome featuring 3 beds, 3 baths, and just shy of 2000 sqft of living space is ready for you to call it home this Summer w/ AC and a 237 sqft rooftop patio! Enjoy a floor plan designed w/ exceptional flow and balance between the openness you crave and the separation you need. Highly sought after main floor entry, garage, walk-out turfed backyard and 2 pc powder make this home incredibly inviting. Stunning kitchen w/ stainless appliances and quartz counters. Upstairs w/ 3 well-sized rooms, gorgeous ensuite, large walk-in closet. With the bonus room downstairs, there is no limit to how you spend your time! Close to all amenities, parks, walking trails. Call today!!