

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	2	Age:	27
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,695.50
Rear Yard Exp:		Maint. Fee:	336.00	For Tax Year:	2022
View:	No			P.I.D.:	023-846-712

Style of Home:	2 Storey,End Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	Add. Parking Avail.
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Profile Properties - 604-464-7548
Complex / Subdiv:	HOLLYHOCK
Services Connected:	None
Legal:	STRATA LOT 103, PLAN LMS2415, SECTION 16, TOWNSHIP 12, GROUP 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 1
Amenities:	In Suite Laundry,Playground
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Rentals Not Allowed
Listing Broker(s):	RE/MAX City Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'	Above	Bedroom	9'10 x 9'
Main	Kitchen	13' x 11'			
Main	Dining Room	8'9 x 8'			
Main	Eating Area	6'3 x 5'			
Above	Primary Bedroom	14' x 12'6			
Above	Bedroom	10' x 8'11			
Above	Bedroom	11'2 x 10'			

Finished Floor (Main):	599 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	770 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,369 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,369 sqft	# Of Pets:				

RARE FIND - 4 bedrooms. This bright end unit in HolyHock offers a great layout with 4 bedrooms. Master with vaulted ceilings, 2 baths, front + rear entrances, large living room with gas fireplace, nice kitchen, front & rear patios, single garage & street parking right at the front door. Great family complex. OPEN HOUSE JUNE 22 & 23 FROM 2-4 PM