

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2016
Frontage (ft):	Bathrooms:	3	Age:	8
Lot Area:	Full Baths:	2	Zoning:	RM30
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,332.71
Rear Yard Exp:	Maint. Fee:	261.55	For Tax Year:	2023
View:	Yes		P.I.D.:	029-900-492

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 222
# 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:	Balcony(s),Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Partial Mountain
Mgmt. Company:	Davin Management - 604-594-5643
Complex / Subdiv:	Harvest at Bose Farms
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 50 SECTION 12 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3188 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Barn,Club House,Garden,In Suite Laundry,Playground,Recreation Center
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Security - Roughed In,Smoke Alarm,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 14'6	Above	Bedroom	9'1 x 12'5
Main	Kitchen	8'3 x 14'2	Below	Foyer	3'6 x 11'0
Main	Dining Room	11'7 x 11'6	Below	Patio	16'4 x 7'0
Main	Patio	16'0 x 8'2			
Above	Primary Bedroom	12'3 x 12'3			
Above	Walk-In Closet	8'6 x 4'0			
Above	Bedroom	8'11 x 12'5			

Finished Floor (Main):	703 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	705 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	78 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,486 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,486 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

LIKE A SHOWHOME! This 3 Bed, 2.5 Bath home in the prestigious Harvest at Bose Farms is move in ready! You will love the luxurious kitchen with a Quartz waterfall island, gas stove, wall oven, pantry storage, balcony access, plus a powder room on the main. Lots of custom built-in features & designer lighting! 3 Spacious Bedrooms up with lots of closet space, with a luxurious Primary suite & spa inspired ensuite. The extra-long garage with upgraded flooring & a sunny window has room for 2 vehicles plus a workshop or gym & bonus storage! Opens to your private fenced yard with covered patio. Tankless on demand hot water, BBQ gas hookup on deck, & 9 ft ceilings. Walk in the 18 acre Bose Forest Park, golf at Northview, & close to schools, groceries, restaurants & shops.