

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	2	Age:	17
Lot Area:		Full Baths:	2	Zoning:	MR30
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,869.50
Rear Yard Exp:		Maint. Fee:	285.36	For Tax Year:	2023
View:	Yes			P.I.D.:	027-018-725

Style of Home:	2 Storey w/Bsmt.,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# 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:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : GREEN SPACE AND PARK BEHIND
Mgmt. Company:	ASSOCIA BRITISH COLUMBIA INC. - 604-591-6060
Complex / Subdiv:	KEW
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 2, PLAN BCS2268, SECTION 21, TOWNSHIP 8, 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
Amenities:	Garden,Playground
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 14'3			
Main	Dining Room	10'8 x 10'10			
Main	Kitchen	11'8 x 14'3			
Above	Primary Bedroom	11'10 x 11'11			
Above	Bedroom	9' x 11'11			
Below	Foyer	3'4 x 12'			

Finished Floor (Main):	579 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	579 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	78 sqft	# Of Levels:	3	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,236 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,236 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home to Kew by Mosaic! A spacious & well laid out townhome with an open & functional floor plan-high ceilings & lots of light, this is the one! Living room with fireplace & sliding doors to the spacious deck with a private & peaceful outlook to trees. The dining room offers plenty of space to host large gatherings of family & friends. Upstairs-2 bedrooms, 2 full bathrooms & a laundry space. Downstairs- foyer & tandem garage with epoxy floors, ample storage which opens to the fenced back yard. Nearby schools are Regent Road Elementary (K-7) & Ecole Salish Secondary (8-12). This home is situated right behind the new Salmonberry Park. Kew is close to shopping, walkable to the Clayton Community Centre, offers a community garden, clubhouse, play area for the kids & low strata fees.