

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	10
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	MF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,220.64
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	490.70	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-430-127

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	26 - Total Units in Strata: 26
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s), Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Wall/Wall/Mixed, Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	Davin Management - 604-594-5643
<b>Complex / Subdiv:</b>	Walnut Ridge
<b>Services Connected:</b>	Electricity, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 21, PLAN EPS2124, SECTION 17, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, & SEC 20; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Garden, Playground
<b>Site Influences:</b>	Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Vacuum - Built In, Wine Cooler
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions
<b>Listing Broker(s):</b>	Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 8'6	Above	Walk-In Closet	4'5 x 8'3
Main	Family Room	18'1 x 11'7	Below	Media Room	18'1 x 10'9
Main	Living Room	10'11 x 13'1	Below	Storage	5'9 x 8'10
Main	Dining Room	8' x 11'5			
Above	Primary Bedroom	13'8 x 13'9			
Above	Bedroom	9'5 x 11'2			
Above	Bedroom	9'2 x 11'2			

<b>Finished Floor (Main):</b>	775 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	779 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	421 sqft	<b># Of Levels:</b>	3	Below	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	1,975 sqft	<b>Basement:</b>	Full, Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,975 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Walnut Ridge! A beautiful custom 3 bedroom 4 bath END UNIT with rare parking for 4 vehicles. 2 side by side on pad & 2 in the garage. An F150 will fit on the driveway! This home offers 1975 sqft of living space. The spacious main floor includes 9' ceilings, crown moldings, wide plank flooring, custom kitchen cabinets, island, family room with fireplace, living rm, dining rm, a 2pc bathroom and a covered deck. The upper levels offer a spacious primary bedroom with a 4pc ensuite, a walk-in closet and its own private balcony. The are 2 additional bedrooms and a 4pc main bathroom & laundry on this floor. The lower level offers a spacious flex/media rm with loads of storage and a 3pc bathroom. Fresh paint & new carpets installed in (March). Better hurry on this one!