

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2015
Frontage (ft):	Bathrooms:	3	Age:	9
Lot Area:	Full Baths:	2	Zoning:	CD-77
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,790.36
Rear Yard Exp:	Maint. Fee:	269.17	For Tax Year:	2023
View:			P.I.D.:	029-625-131

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Other	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Other	Fixtures Rmvd:	

View:	
Mgmt. Company:	First Service Residential - 855-683-8900
Complex / Subdiv:	Lotus
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 5, PLAN EPS2870, SECTION 24, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry,Playground
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'9 x 12'0	Below	Workshop	7'7 x 5'7
Main	Living Room	15'5' x 10'0			
Main	Dining Room	11'7 x 7'0			
Above	Primary Bedroom	11'3 x 12'5			
Above	Walk-In Closet	4'8 x 6'8			
Above	Bedroom	13'8 x 10'4			
Below	Flex Room	7'7 x 5'7			

Finished Floor (Main):	505 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	569 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	216 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	1,290 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,290 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

TWO bedroom, THREE bathroom, end unit townhome with FLEX space! You won't want to miss this one. This home features a double side x side garage (no annoying tandem parking), generous master bedroom with vaulted ceiling, 3 piece bath and walk-in closet. 2nd bedroom is almost as large, with it's own ensuite as well! Wow! The flex space for this home is located off the garage with it's own entrance; perfect for an ultra-private home office? Hobby room? Gym? Storage? Create your ideal space! The contemporary kitchen features Whirlpool S/S appliances and polished quartz countertops. Powder room on the main floor. Walking distance to schools, transit, shopping, recreation, parks, grocery stores. 1 BLK from Richard Bullpit Elementary. Don't miss out...call today!