

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	3	Age:	28
Lot Area:		Full Baths:	2	Zoning:	RM-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,889.66
Rear Yard Exp:		Maint. Fee:	458.85	For Tax Year:	2023
View:	Yes			P.I.D.:	023-192-992

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single,Other
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:	Yes : Greenbelt
Mgmt. Company:	Blueprint Strata MNGT - 604-200-1030
Complex / Subdiv:	
Services Connected:	Community,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 12, PLAN LMS1471, PART N1/2, SECTION 15, 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,In Suite Laundry,Playground
Site Influences:	Central Location,Greenbelt,Private Yard,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 12'			
Main	Kitchen	12' x 10'			
Main	Dining Room	10' x 12'			
Above	Primary Bedroom	19' x 14'			
Above	Bedroom	13' x 13'			
Below	Bedroom	8' x 10'			
Below	Bedroom	8' x 10'			

Finished Floor (Main):	535 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	736 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	1,935 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,935 sqft	# Of Pets:				

The optimal location in Willoughby Heights. Close to all shopping & great restaurants, Willowbrook Mall & future Skytrain. Surrounded by parks, close to schools, sports fields & entertainment. This 4 bed/3 bath townhome with huge crawl has been extensively renovated, including a new kitchen, bathrooms, flooring, lighting, paint and more! Your open concept main living space captures a ton of natural light from the west facing backyard overlooking your private berry garden and a park on a green belt. Upstairs you will find a generous sized secondary bedroom/office and a large primary bedroom with walk in closet and vaulted ceilings that truly give it the wow factor. This great home won't last long. Open house Sunday canceled, call your agent today for your own private viewing.