

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1998
Frontage (ft):	Bathrooms:	3	Age:	26
Lot Area:	Full Baths:	2	Zoning:	CD-17
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,818.29
Rear Yard Exp:	Maint. Fee:	429.26	For Tax Year:	2023
View:			P.I.D.:	024-050-911

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 48
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: Associa - 604-591-6060

Complex / Subdiv: Windsor Gardens

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 2, PLAN LMS3100, PART NW1/4, SECTION 35, 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: None

Site Influences: Central Location,Greenbelt,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Oakwyn Realty Ltd. (Branch), Oakwyn Realty Ltd. (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 10'9	Main	Patio	11'3 x 6'7
Main	Dining Room	10'10 x 13'6	Below	Recreation Room	13'11 x 19'3
Main	Primary Bedroom	11'3 x 15'6	Below	Bedroom	11'2 x 14'4
Main	Den	8'10 x 10'8	Below	Family Room	15'3 x 19'3
Main	Kitchen	12'0 x 9'4	Below	Utility	5'9 x 7'9
Main	Eating Area	10'8 x 9'3	Below	Patio	11'2 x 6'7
			Below	Laundry	9'8 x 10'3

Finished Floor (Main):	1,114 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,100 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	2,214 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,214 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover your dream home in the heart of Walnut Grove! This spacious 3 bedroom, 3 bathroom, 2 Storey townhouse offers over 2,200 sqft of living space. Boasting a great layout, a large fenced yard, and it's perfect for families and entertainers alike. It is bigger than some single family homes in the area, plus it has low strata fees. Nestled in a prime location, enjoy the convenience of nearby amenities and easy access to parks and schools and great for anyone who commutes for work. Don't miss the opportunity to make this your forever home!