

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2001
Frontage (ft):		Bathrooms:	4	Age:	23
Lot Area:		Full Baths:	3	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,930.42
Rear Yard Exp:	East	Maint. Fee:	730.70	For Tax Year:	2024
View:				P.I.D.:	024-881-881

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	96 - Total Units in Strata: 96
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: NAI Goddard & Smith - 604-534-7974

Complex / Subdiv: Wedgewood

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

Legal: STRATA LOT 43 SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3678 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: In Suite Laundry

Site Influences: Adult Oriented,Gated Complex,Golf Course Dev.,Golf Course Nearby,Private Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Oven - Built In,Security - Roughed In

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

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 13'4	Main	Laundry	12'1 x 5'6	Below	Media Room	21'2 x 12'
Main	Dining Room	13'4 x 9'10	Above	Bedroom	14' x 11'8	Bsmt	Gym	21'8 x 10'6
Main	Family Room	18'10 x 11'5	Above	Walk-In Closet	6' x 5'3	Below	Bar Room	13'8 x 12'10
Main	Kitchen	11'10 x 11'6	Above	Bedroom	13'5 x 12'4	Below	Family Room	17' x 13'7
Main	Nook	8'10 x 7'6	Above	Den	12'2 x 8'7	Below	Utility	14'1 x 8'8
Main	Primary Bedroom	14'11 x 12'4						
Main	Walk-In Closet	8'4 x 5'7						

Finished Floor (Main):	1,650 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	713 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,600 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	3,963 sqft	Basement:	Full,Fully Finished	Bsmt	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	3,963 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

High End Wedgewood Townhome Community. Gold Georgie Winner For Best Residential Development. Offering the sought after Augusta Plan. 3900+ sq. ft. finished with main floor primary bedroom, formal living and dining room, plus kitchen, nook and family room opening onto partially covered patio surrounded by lush landscaping for privacy and serene water feature. Upper level 2 bedrooms and open den. 1643 sq. ft. fully finished basement featuring high tech media room, gym, deluxe bar (with sink, fridge & cork flooring), party room and extra storage. Front entry incl. west exposed courtyard, double garage, plus extra long driveway. Situated in one of the finest cul-de-sacs overlooking greenspace in this 16 acre community next to world class Morgan Creek Golf Course. All ages & 2 pets welcome.