

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2017
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	7
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM45
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,061.23
<b>Rear Yard Exp View:</b>		<b>Maint. Fee:</b>	360.64	<b>For Tax Year:</b>	2023
				<b>P.I.D.:</b>	030-049-181

<b>Style of Home:</b>	2 Storey w/Bsmt.,End Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Concrete Frame,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Fibre Cement Board,Vinyl	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Team work - 778-666-4592

**Complex / Subdiv:**

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

**Legal:** STRATA LOT 46, PLAN EPS2708, SECTION 16, TOWNSHIP 16, 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:** Air Cond./Central,In Suite Laundry

**Site Influences:**

**Features:**

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

**Listing Broker(s):** One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 9'4	Bsmt	Bedroom	11'5 x 8'5
Main	Dining Room	16'5 x 9'4	Bsmt	Foyer	15'5 x 3'7
Main	Kitchen	12'10 x 12'4	Bsmt	Laundry	5'2 x 3'7
Above	Primary Bedroom	13' x 11'11	Bsmt	Storage	6'4 x 5'2
Above	Walk-In Closet	7' x 5'8			
Above	Bedroom	12' x 10'6			
Bsmt	Flex Room	12' x 9'4			

<b>Finished Floor (Main):</b>	632 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	645 sqft	<b># Of Kitchens:</b>	1	Above	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	495 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Finished Floor (Total):</b>	1,772 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,772 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

DELUXE Bright 3 bedrm (possibly 4) + 3 bathrm End Unit Row House (treed setting, All ages, Pet friendly, Rentals OK) near restaurants, UFV, Event Center, hospital & Freeway. Spacious MAIN:(9 ft ceilings) features15ft livrm /cozy gas f/p & tall picture windows. 16ft dinrm opens to impressive kitchen/bar stool island/Stainless appliances/gas stove/cook top (gas in end units only) Miles of Quartz counters, "pull out" roller shelves & access to all season BBQ deck (Mt Baker view + double gas outlet-bbq&heater) UPPER: Impressive master suite "To Die For"13ft ensuite (his/her sinks, soaker tub & X/L shower. 12 ft 2nd bedrm with its own ensuite! LOWER LEVEL Office (or 3rd bedrm) flex room, 3 pc bathrm + laundry/storage. 20ft garage, Heat pump, concrete soundproof wall. Quick possession poss