

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	4	Age:	3
Lot Area:		Full Baths:	3	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,107.57
Rear Yard Exp:		Maint. Fee:	276.00	For Tax Year:	2023
View:	Yes			P.I.D.:	031-660-371

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Other	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	42 - Total Units in Strata: 42
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Homelife Property Management - 604-858-7368
Complex / Subdiv:	ACADIA
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 32, PLAN EPS6597, SECTION 1, TOWNSHIP 23, 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 V
Amenities:	In Suite Laundry,None
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'8 x 11'1	Below	Foyer	6'4 x 4'2
Main	Dining Room	8'2 x 12'6	Below	Bedroom	12'6 x 9'11
Main	Living Room	13'8 x 11'5			
Above	Primary Bedroom	10'8 x 11'0			
Above	Walk-In Closet	6'10 x 4'2			
Above	Bedroom	8'2 x 8'6			
Above	Bedroom	10'10 x 9'4			

Finished Floor (Main):	628 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	647 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	377 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,652 sqft	Basement:	Fully Finished	Below	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,652 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to your Dream Home in the heart of Garrison Crossing which is renowned for its vibrant community atmosphere and proximity to nature. This townhome is ideally situated steps away from Vedder River and its extensive trail network offering endless opportunities for outdoor adventures. This modern living includes 4 Bed/4Bath spanning over 1650 sq ft with tons of natural light, A/C, S/S Gas range w/ 2 tone cabinetry, huge island for entertaining, white oak flooring, view of the mountains, side by side garage with 4 parking and south facing deck for bbqing, ideal for morning coffee or evening relaxation. Home is in prestine like-new condition! Whether you're an investor looking for a high-quality property or a family wanting to upgrade, this home offers unmatched potential. Call now!