

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	4	Age:	4
Lot Area:		Full Baths:	3	Zoning:	CD-40
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,967.56
Rear Yard Exp:		Maint. Fee:	498.17	For Tax Year:	2023
View:				P.I.D.:	031-080-847

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	51 - Total Units in Strata: 51
# 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:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Ascent - 604-431-1800

Complex / Subdiv:

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

Legal: STRATA LOT 49,PLAN EPS6108, SECTION 14, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Air Cond./Central

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Microwave,Vacuum - Built In,Wine Cooler

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

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'9 x 10'0	Above	Bedroom	11'0 x 12'4
Main	Living Room	14'2 x 12'4	Above	Bedroom	9'0 x 9'5
Main	Dining Room	13'0 x 8'0	Above	Loft	7'3 x 8'1
Main	Foyer	11'8 x 8'4	Above	Laundry	5'4 x 9'3
Above	Loft	9'4 x 7'1	Bsmt	Recreation Room	17'2 x 21'0
Above	Primary Bedroom	14'11 x 14'1	Bsmt	Bedroom	8'8 x 11'2

Finished Floor (Main):	778 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	973 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	762 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,513 sqft	Basement:	Fully Finished	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,513 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

UPSCALE Townhome that lives like a SINGLE FAMILY HOME (Fully Detached) built by award winning, Infinity Properties. Over 2600 Sq Ft. of living space with high-end finishing's offers, great room plan with big kitchen (shaker style cabinets), oversized island, gas stove, quartz counters, large windows for ample sunlight & wide-plank flooring. Upstairs has Loft area for office/study or cozy lounging spot, a large primary with WIC, vaulted ceilings & spa-inspired ensuite, double sinks, frameless glass shower, plus 2 large bedrooms. Head downstairs to Rec Room with Blt-in bar and wine fridge + 4th bedroom & FULL bath. Oversized Double garage & patio (BBQ gas hook-up). Don't forget the AC, Blt-in VAC and door cameras. Walking distance to ALL level of schools. OPEN HOUSE June 8 & 9th.