

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	8
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-77
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,930.12
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	233.76	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	029-855-781

<b>Style of Home:</b>	2 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 94
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	First Service Residential - 855-683-8900
<b>Complex / Subdiv:</b>	LOTUS LIVING
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 30, PLAN EPS2870, SECTION 24, TOWNSHIP 8, 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
<b>Amenities:</b>	Garden,Playground
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8'7 x 11'10			
Main	Kitchen	11'5 x 11'10			
Above	Primary Bedroom	12'5 x 11'10			
Above	Bedroom	8'11 x 14'6			
Above	Bedroom	9'3 x 12'8			

<b>Finished Floor (Main):</b>	394 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	727 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,121 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,121 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Lotus living present this 1121 sq ft 2 Storey END UNIT with double side by side garage! Functional floor plan w/ 9 ft ceilings & offering 3 bdrms, 3 bths in a fantastic location of Willoughby! Main floor has modern kitchen cabinetry with S/S appliances, island & opens to the living rm. There is a convenient 2 pc powder rm! Step out the french doors that lead to the deck & wraps around to the huge fenced side yard w/ privacy hedging ~ perfect for kids &/or pets! Head up to the 3 well bdrms, one w/ balcony, another 4 pc main bth & the primary offering a 4 pc ensuite!1 block to Richard Bulpitt Elementary & near Peter Ewart & RE Mountain Secondary. Walking distance to transit, shopping, rec, parks, & shopping!