

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	3	Age:	17
Lot Area:		Full Baths:	2	Zoning:	RM30
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,485.39
Rear Yard Exp:		Maint. Fee:	391.05	For Tax Year:	2024
View:	No			P.I.D.:	027-012-743

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 102
# 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:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Leonis - 604-575-5474
Complex / Subdiv:	IXIA
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL BCS2250 LT13 LD36 SEC16 TWP8
Amenities:	Garden,In Suite Laundry,Playground
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'11 x 13'9	Above	Bedroom	10'5 x 9'8
Main	Dining Room	10'3 x 9'3	Above	Bedroom	9'11 x 8'11
Main	Kitchen	10'6 x 8'8	Below	Flex Room	18'11 x 15'4
Main	Family Room	8'8 x 8'1	Below	Storage	10'11 x 10'2
Main	Foyer	5'2 x 4'6			
Above	Primary Bedroom	12'11 x 11'3			
Above	Walk-In Closet	7'4 x 5'8			

Finished Floor (Main):	733 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	713 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	423 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,869 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,869 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Best price for great value townhome in IXIA. 1,869 sq.ft of luxurious living space, 3 bedroom, 2,5 bath. Beautiful corner unit offers great layout floor plan, 9' ceilings, two decks off main floor. Gourmet kitchen w/steel appliances, granite countertops, dining area joint to family room w/covered deck off. Cozy living room w/fireplace, second covered deck of the living room, great fixture powder room on main. Upstairs 3 specious bedrooms & 2 full bath. Large walk-in closet in primary bedrm. Basement offers huge flex room, walkout private fully fenced yard w/patio. Well maintained no problem strata, low mountly fees. Convenient location, close to schools, parks, shops, Costco, all just minutes away.