

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

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 102
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<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>	Leonis - 604-575-5474
<b>Complex / Subdiv:</b>	IXIA
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL BCS2250 LT13 LD36 SEC16 TWP8
<b>Amenities:</b>	Garden,In Suite Laundry,Playground
<b>Site Influences:</b>	Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	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			

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