

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	4	Age:	4
Lot Area:		Full Baths:	3	Zoning:	CD-77
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,483.16
Rear Yard Exp:		Maint. Fee:	355.90	For Tax Year:	2023
View:	No			P.I.D.:	031-182-950

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Other	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	PENINSULA STRATA MANAGEMENT LT - 604-385-2242
Complex / Subdiv:	Evergreen
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 15 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7028 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
Site Influences:	Central Location
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	7'1 x 3'10	Main	Eating Area	8'4 x 8'4
Below	Recreation Room	10'1 x 19'1	Above	Bedroom	10'2 x 9'3
Main	Family Room	9'10 x 13'10	Above	Bedroom	12'2 x 9'5
Main	Dining Room	11'0 x 5'4	Above	Primary Bedroom	15'8 x 12'9
Main	Pantry	3'10 x 5'0	Above	Walk-In Closet	6'4 x 6'1
Main	Living Room	14'3 x 10'8			
Main	Kitchen	11'11 x 8'4			

Finished Floor (Main):	812 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	801 sqft	# Of Kitchens:	1	Below	3	No
Finished Floor (Below):	376 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	No
Finished Floor (Total):	1,989 sqft	Basement:	Fully Finished,Separate Entry	Above	4	Yes
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,989 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

END UNIT in MURRAYVILLE! Welcome to this 1989 square foot, 3 bedroom, 3.5 bathroom luxurious home at "Evergreen" in a very sought after area. This home features a spacious, centrally located open concept kitchen along with spacious living and dining areas, a spa-inspired ensuite and side-by-side garage with room for storage. Kitchen features large island, quartz countertops and premium Stainless steel appliances. Also a playground for the kids to enjoy. Close to all amenities - restaurants, grocery stores, Starbucks, Hospital etc. Gas hookup on balcony is perfect for entertaining. AC, closet organizers, screens on all windows, electric fireplace. Living room ceiling fan w/ light and family room chandelier upgraded. Will not last, book your private showing now!