

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	4	Age:	3
Lot Area:		Full Baths:	3	Zoning:	RM-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,140.75
Rear Yard Exp:		Maint. Fee:	373.20	For Tax Year:	2023
View:	Yes			P.I.D.:	031-464-122

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	West Coast Property Management - 604-914-2135
Complex / Subdiv:	Stone Ridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 28 DISTRICT LOT 28 TOWNSHIP 12 NEW WESTMINSTER DISTRICT STRATAPLAN EPS6826 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,Playground
Site Influences:	Greenbelt,Private Setting,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Pantry,Security - Roughed In,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'6 x 3'7	Above	Bedroom	14'7 x 10'4
Main	Kitchen	13'3 x 9'2	Bsmt	Family Room	22'10 x 19'3
Main	Dining Room	10'0 x 7'10	Bsmt	Utility	8'4 x 3'4
Main	Living Room	12'0 x 9'8			
Above	Primary Bedroom	13'3 x 11'3			
Above	Walk-In Closet	10'1 x 4'8			
Above	Bedroom	12'2 x 12'2			

Finished Floor (Main):	636 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	930 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	586 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,152 sqft	Basement:	Full,Fully Finished	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,152 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

OPEN HOUSE SAT & SUN, JUN 29 & 30 from 2-4PM WELCOME HOME to this Whistler-style, contemporary complex featuring 3-year old home in a lovely quiet setting, backing onto GREENBELT. You will enter on the main floor of this 3-bed 4-bath townhouse into a foyer and open plan kitchen, dining and living room with convenient access to spacious deck with gas hook-up for your BBQ right off the kitchen. Your primary suite is well laid out with huge walk-in closet PLUS an additional closet and spa-like bathroom. If you're looking for an entertainment space, the basement is it! A huge open space with the convenience of a 4-piece bathroom. Double car side-by-side garage and easy access to parks and off-leash dog areas. Call today and make this house your new home!