

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	38
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM4
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,714.36
<b>Rear Yard Exp:</b>	North	<b>Maint. Fee:</b>	414.21	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	000-889-458

<b>Style of Home:</b>	3 Storey,Basement Entry	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Single
<b>Rain Screen:</b>	No	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	28 - Total Units in Strata: 28
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	BLUEPRINT STRATA MANAGEMENT - 604-200-1030
<b>Complex / Subdiv:</b>	WEMBLEY ESTATES
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	000-889-458 STRATA LOT 27, PLAN NWS2202, DISTRICT LOT 142, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 182/5044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRI
<b>Amenities:</b>	None
<b>Site Influences:</b>	Private Yard,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 10'	Above	Bedroom	10' x 9'
Main	Dining Room	14'5 x 10'	Below	Family Room	18'5 x 10'
Main	Kitchen	11' x 9'	Below	Laundry	11' x 10'5
Main	Patio	12'5 x 10'	Below	Foyer	8'5 x 5'
Main	Porch (enclosed)	19'5 x 10'			
Above	Primary Bedroom	13'5 x 11'			
Above	Bedroom	11'5 x 9'			

<b>Finished Floor (Main):</b>	695 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	708 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	554 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>	1,957 sqft	<b>Basement:</b>	Full,Partly Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,957 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Exceptional 3-4 bedroom TH in the beautiful green setting of exclusive Wembley Estates! This spacious 2000 sq. ft. unit has had many updates over the years. main floor with great open floor plan, living room with wood burning fireplace, dining room can accommodate large family dinners and access to private patio overlooking green belt. Maple Kitchen has eating area and computer work station, tile floor and sliders out to large exposed deck. Upstairs, 2 newer bathrooms, 3 bedrooms with a great 3 piece ensuite and large primary bedroom. Lower level is the entry, large laundry/workshop room and possible 4th bedroom or recreation room. Open House June 8 & 9 1 - 4PM.