

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):	Bathrooms:	3	Age:	4
Lot Area:	Full Baths:	2	Zoning:	RM-1
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,020.67
Rear Yard Exp:	Maint. Fee:	266.00	For Tax Year:	2022
View:	No		P.I.D.:	031-182-674

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	130 - Total Units in Strata: 130
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Rancho Management - 604-684-4508
Complex / Subdiv:	CREEKSIDE
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT A, PLAN EPP83424, SECTION 10, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPS6235, PHASE 1, 2 & 3
Amenities:	Club House,Playground
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In,Windows - Thermo
Bylaw Restric:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'	Below	Foyer	4' x 3'
Main	Kitchen	8' x 12'			
Main	Dining Room	16' x 12'			
Above	Primary Bedroom	11'6 x 11'2			
Above	Walk-In Closet	5' x 8'			
Above	Bedroom	9' x 10'7			
Above	Bedroom	9'3 x 9'4			

Finished Floor (Main):	673 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	663 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	96 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,432 sqft	Basement:	Separate Entry			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,432 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Creekside located in Cottonwood which is a sought-after neighborhood; known for its family-friendly atmosphere, lush green spaces & convenient access to urban amenities. This beautifully designed and meticulously kept home offers a perfect blend of modern living & comfort with a thoughtfully designed open-concept floor plan that maximizes space and natural light. Kitchen is equipped with high-end S/S appliances, gas range, granite countertops and a large kitchen island which is a culinary enthusiast's delight. Master ensuite has heated floors w/ his/her sinks and spa like shower. Fenced backyard is one of the largest and provides great options for BBQing and kids to enjoy. Features include laminate flooring throughout, pre-wired for EV Charge and more!