

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

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

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

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