

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	30
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R558
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,114.88
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	407.57	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-686-613

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Spencer estates
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	STRATA LOT 41 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS614 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security - Roughed In,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4' x 3'10	Above	Bedroom	9'7 x 9'4	Above	Laundry	6'4 x 5'7
Main	Living Room	11'6 x 15'10	Above	Bedroom	9'3 x 9'10	Above	Primary Bedroom	11'7 x 12'3
Main	Family Room	11'6 x 12'1						
Main	Kitchen	20'8 x 7'9						
Main	Dining Room	9'11 x 9'2						
Main	Utility	9'7 x 2'11						
Main	Patio	13'1 x 10'						

<b>Finished Floor (Main):</b>	744 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	636 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	3	Yes
<b>Finished Floor (Total):</b>	1,380 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,380 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>	1 -			

Nestled in a serene neighbourhood in Mission, this immaculate three-bedroom townhouse offers the perfect blend of modern comfort and convenience. Step inside to discover a bright and spacious open-plan living area, flooded with natural light that creates a warm and inviting atmosphere. The contemporary kitchen is a chef's delight, featuring stainless steel appliances, ample cabinetry, and generous countertop space, perfect for meal preparation and entertaining guests. The townhouse boasts three generously sized bedrooms, including a master suite complete with a private ensuite bathroom, providing a tranquil retreat at the end of a long day. For added convenience, a spacious double garage with internal access offers ample room for vehicles, storage, or even a personal workshop.