

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	3	Age:	30
Lot Area:		Full Baths:	2	Zoning:	RM-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,943.17
Rear Yard Exp:		Maint. Fee:	458.85	For Tax Year:	2023
View:	Yes			P.I.D.:	023-192-968

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	17 - Total Units in Strata: 17
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	Blueprint Strata - 604-200-1030
Complex / Subdiv:	Cranbrook Court
Services Connected:	Community,Natural Gas
Legal:	STRATA LOT 10, PLAN LMS1471, PART N1/2, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'3 x 11'5	Above	Walk-In Closet	5' x 6'6
Main	Living Room	19'3 x 15'7	Below	Foyer	5'1 x 9'1
Main	Dining Room	10' x 11'6	Below	Laundry	5'6 x 5'11
Above	Primary Bedroom	19'3 x 16'8			
Above	Bedroom	13'7 x 12'11			
Below	Bedroom	9'6 x 9'10			
Below	Bedroom	9'5 x 9'1			

Finished Floor (Main):	736 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	535 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	1,935 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,935 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This corner unit townhome offers nearly 2000 sq.ft of modern living space. The main level features a kitchen with sleek white cabinets, S/S appliances, and a glass backsplash. The spacious dining area overlooks an oversized family room with a cozy gas fireplace, large windows, and access to a west-facing deck. Upstairs,enjoy a luxurious master retreat with vaulted ceilings, a walk-in closet,and a cheater ensuite bath. Downstairs includes two additional bedrooms, a new 3-piece bath with an oversized shower, and laundry. Single garage plus an extra outdoor parking spot, new flooring, paint, a renovated kitchen, and updated bathrooms. The private backyard with a patio is perfect for entertaining. Centrally located, it's close to schools, transit, and shopping. Ideal for modern family living.