

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	2	Age:	12
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,458.70
Rear Yard Exp:		Maint. Fee:	301.51	For Tax Year:	2023
View:	No			P.I.D.:	028-797-116

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

View:	No
Mgmt. Company:	Pacific Quorum Properties INC. - 604-635-3090
Complex / Subdiv:	Clayton Rise
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 108, PLAN BCS3748, 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 V
Amenities:	Club House,Exercise Centre,Garden,Playground,Pool; Outdoor
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'2 x 12'7			
Main	Dining Room	10'10 x 8'			
Main	Living Room	10'10 x 10'4			
Above	Primary Bedroom	11'10 x 11'6			
Above	Bedroom	11'10 x 9'4			

Finished Floor (Main):	487 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	497 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	123 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,107 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,107 sqft	# Of Pets:				

Charming 2 bed, 2 bath townhouse in family-friendly Clayton Rise! This modern unit features quartz countertops, in-suite laundry, and a private patio off the kitchen. Conveniently located near Highway 1, Willowbrook Mall, Costco, Katzie Park, and Elementary. Enjoy a well-equipped kitchen leading to a backyard patio for outdoor gatherings. Complex amenities include an outdoor pool, clubhouse with pool table, and gym. Perfect blend of comfort and convenience awaits in this lovely home!