

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

|                         |                      |                         |  |
|-------------------------|----------------------|-------------------------|--|
| <b>Style of Home:</b>   | 3 Storey             | <b>Parking:</b>         | Total: 2 - Covered: 1                              |
| <b>Construction:</b>    | Frame - Wood         | <b>Covered Parking:</b> | 1  |
| <b>Exterior:</b>        | Other,Vinyl          | <b>Parking Access:</b>  | Front  |
| <b>Foundation:</b>      |                      | <b>Parking:</b>         | Add. Parking Avail.,Garage; Single,Visitor Parking |
| <b>Rain Screen:</b>     |                      | <b>Locker:</b>          |  |
| <b>Renovations:</b>     |                      | <b>Units in Dev:</b>    |  |
| <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>    | Baseboard,Electric   | <b>Property Disc:</b>   | Yes  |
| <b>Outdoor Area:</b>    | Fenced Yard,Patio(s) | <b>PAD Rental:</b>      |  |
| <b>Type of Roof:</b>    | Asphalt              | <b>Fixtures Leased:</b> | No   |
| <b>Floor Finish:</b>    | Laminate             | <b>Fixtures Rmvd:</b>   | No   |

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

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

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!