

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	17
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-30
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,897.08
<b>Rear Yard Exp:</b>	West	<b>Maint. Fee:</b>	301.32	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-931-346

<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,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 74
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	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,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Courtyard
<b>Mgmt. Company:</b>	Davin property management - 604-594-5643
<b>Complex / Subdiv:</b>	Indigo
<b>Services Connected:</b>	Electricity
<b>Legal:</b>	STRATA LOT 23 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS2108TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM
<b>Amenities:</b>	Club House,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security - Roughed In,Smoke Alarm,Vacuum - Built In
<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	12'11 x 14'10	Above	Bedroom	9'2 x 12'3
Main	Dining Room	11'3 x 10'4	Below	Foyer	3'6 x 5'10
Main	Kitchen	7'8 x 12'8			
Main	Eating Area	9'2 x 7'1			
Above	Primary Bedroom	10'11 x 12'8			
Above	Bedroom	9'2 x 10'3			

<b>Finished Floor (Main):</b>	653 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	661 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	79 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	1,393 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,393 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Indigo in the heart of Clayton. This lovely home is nestled onto the courtyard and has been well kept featuring 9' ceilings, maple kitchen with granite counter tops, Island, stainless steel appliances, sitting area, and a lovely dining area with living room that opens up to the fenced back yard for entertaining. There are also laminate floors, updated lighting on the main level, three bedrooms up including a primary with three piece ensuite. This complex is equipped with a gym, large clubhouse with kitchen, lounge and is close to Katzie elementary, shopping and recreation. 2 Pets allowed.