

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

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	74 - Total Units in Strata: 74
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Courtyard
Mgmt. Company:	Davin proprerty management
Complex / Subdiv:	Indigo
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer
Legal:	STRATA LOT 23 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS2108TOGETHER WITH AN
Amenities:	Club House,Exercise Centre,In Suite Laundry,Playground,Recreation Center
Site Influences:	Central Location,Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Refrigerator,Security - Roughed In,Stove,Vacuum - Roughed In
Bylaw Restric:	Pets Allowed,Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 14'10	Below	Foyer	3'6 x 5'10
Main	Dining Room	11'3 x 10'4			
Main	Kitchen	7'8 x 12'8			
Main	Eating Area	9'2 x 7'1			
Above	Primary Bedroom	12'8 x 10'11			
Above	Bedroom	9'2 x 10'3			
Above	Bedroom	9'2 x 12'3			

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

Welcome to this 3 bedroom, 3 bathroom townhome located in INDIGO! This home is nestled onto the courtyard giving you a peaceful place to relax and unwind. 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 private back yard for entertaining. There is laminate floors and updated lighting on the main level with three bedrooms up including a primary with 3 piece ensuite. This complex is equipped with gym, a large clubhouse with kitchen, lounge and is close to Katzie Elementary, shopping and recreation. 2 dog or 2 cats. No size restriction