

<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>	74 - 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>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

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

<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>	0 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 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 Pets allowed. Open house Saturday July 29 1-3pm.