

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2008
Frontage (ft):	Bathrooms:	3	Age:	16
Lot Area:	Full Baths:	2	Zoning:	RM-15
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,539.49
Rear Yard Exp:	Maint. Fee:	462.72	For Tax Year:	2023
View:			P.I.D.:	027-641-848

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	West Coast Property Management - 604-914-2135
Complex / Subdiv:	Augusta
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 34, PLAN BCS3003, SECTION 17, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'0 x 14'0	Above	Bedroom	9'1 x 11'0
Main	Dining Room	8'1 x 11'1	Above	Bedroom	9'7 x 11'5
Main	Kitchen	14'2 x 7'10	Bsmt	Other	18'4 x 10'9
Main	Eating Area	8'6 x 7'9			
Main	Family Room	10'6 x 11'5			
Above	Primary Bedroom	14'2 x 13'4			
Above	Walk-In Closet	4'6 x 8'7			

Finished Floor (Main):	779 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	779 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	119 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,677 sqft	Basement:	Unfinished			
Unfinished Floor:	283 sqft	# or % of Rentals Allowed:				
Grand Total:	1,960 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Sought after Augusta in Provinceton! Large well cared for, Bright 3 Bed + 2.5 Bath END UNIT with lots of windows & room to grow! This lovely home is move in ready; new carpeting 2024 & Hotwater Tank replaced 2022. Main Floor: Large Kitchen with Island, Granite Counter Tops, Kitchen Aid SS Appliances incl. Gas Range, Powder Room, Family Room, Living & Dining Rooms. Upstairs: 3 large Bedrooms incl. large Primary Bedroom w/ Walk In Closet, Ensuite w/large shower and double sinks. Bonus unfinished basement awaiting your ideas! 4th bedroom or recroom? plus a roughed in 3pc 4th Bath! Huge south facing QUIET Fully Fenced private backyard for entertaining or just relaxing. Double side by side garage plus driveway for 2 small vehicles. Walking distance to Adams Road Elementary & Salish Secondary