

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	20
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM30
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,460.00
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	417.95	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-732-587

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Other	<b>Units in Dev:</b>	- Total Units in Strata: 34
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : BAKER AND VALLEY
<b>Mgmt. Company:</b>	Pacific Quorum Properties - 604-854-1734
<b>Complex / Subdiv:</b>	THE PLATEAU
<b>Services Connected:</b>	Community
<b>Legal:</b>	STRATA LOT 12, PLAN BCS470, DISTRICT LOT 246A, SECTION 18, TOWNSHIP 19, 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 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Gated Complex,Paved Road,Private Setting,Private Yard,Recreation Nearby
<b>Features:</b>	Clothes Dryer,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 12'4	Below	Bedroom	10'7 x 12'3
Main	Dining Room	10'5 x 5'10	Below	Bedroom	9'9 x 9'11
Main	Kitchen	8'11 x 12'	Below	Patio	35'10 x 13'
Main	Family Room	12'11 x 11'6	Below	Recreation Room	10'5 x 18'11
Main	Den	9'3 x 9'11	Below	Laundry	5'10 x 13'8
Main	Foyer	4'11 x 4'			
Above	Primary Bedroom	14'7 x 15'			

<b>Finished Floor (Main):</b>	931 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	475 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	871 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Finished Floor (Total):</b>	2,277 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,277 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

CORNER UNIT Beautiful 2 storey with basement townhome with panoramic valley and mountain views. Perfectly designed for comfortable family living and entertaining. Open style kitchen great for families and black appliance's matching your granite countertops! Did I mention the breathtaking views with windows galore? Family and pet friendly complex with new roofs in 2020, and lots of room for growing kids. Master suite is up top and others are located on bottom floor, making this a unique design and great if you longing for privacy. Beautiful balcony to sip your morning coffee and a massive patio to entertain below. Double car garage and 2 car driveway makes this unit standout above the rest. Close to schools and shopping block away and access to freeway. CALL TODAY. check opens