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|-------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 3 | Approx. Year Built: | 1986 |
| Frontage (ft): | Bathrooms: | 3 | Age: | 38 |
| Lot Area: | Full Baths: | 3 | Zoning: | RM60 |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: | \$2,262.78 |
| Rear Yard Exp: | Maint. Fee: | 326.00 | For Tax Year: | 2023 |
| View: | | | P.I.D.: | 005-473-128 |

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|-------------------------|--------------------------|-------------------------|--------------------------------|
| Style of Home: | Rancher/Bungalow w/Bsmt. | Parking: | Total: 2 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Brick, Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Visitor Parking |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | 61 - Total Units in Strata: 61 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric | Property Disc: | Yes |
| Outdoor Area: | Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate, Mixed, Carpet | Fixtures Rmvd: | No |

View:

Mgmt. Company: StrataTech

Complex / Subdiv:

Services Connected: Community, Electricity, Natural Gas

Legal: STRATA LOT 33, PLAN NWS2457, SECTION 20, TOWNSHIP 16, 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

Amenities: In Suite Laundry

Site Influences: Central Location, Gated Complex, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Not Allowed

Listing Broker(s): HomeLife Advantage Realty Ltd

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------------|---------------|-------|---------|-------------|
| Main | Nook | 9'11 x 8'6 | Bsmt | Recreation Room | 20'5 x 12'9 | Bsmt | Kitchen | 10'3 x 5'10 |
| Main | Kitchen | 11'3 x 10'3 | Bsmt | Flex Room | 13'5 x 9'11 | | | |
| Main | Living Room | 20'10 x 18' | Bsmt | Other | 14' x 7'6 | | | |
| Main | Bedroom | 14'4 x 8'9 | Bsmt | Other | 10'3 x 5'8 | | | |
| Main | Primary Bedroom | 14'4 x 11'5 | Main | Laundry | 6'4 x 3'10 | | | |
| Main | Walk-In Closet | 7' x 5'4 | Bsmt | Workshop | 13'10 x 5'11 | | | |
| Main | Foyer | 6'11 x 4'3 | Bsmt | Bedroom | 13'11 x 13'10 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,260 sqft | # Of Rooms: | 15 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 3 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Main | 4 | No |
| Finished Floor (Bsmt): | 1,260 sqft | Crawl/Bsmt Height: | | Bsmt | 3 | No |
| Finished Floor (Total): | 2,520 sqft | Basement: | Full | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 2,520 sqft | # Of Pets: | Cats: No, Dogs: No | | | |

WELCOME TO THIS 3 BEDROOM LEVEL ENTRY END UNIT RANCHER WITH FULL BASEMENT. Located on one of the largest lots in this well located community, close to schools and shopping. Spacious kitchen with lots of cabinets and drawers for the cook. Large living room with gas f/p, The 3rd bedroom can be a formal dining room if you prefer. Large master bedroom with walk-in close and ensuite. Laundry on main. The large is expansive with covered and open patio area to enjoy. The FULL basement has a huge movie theatre room, large bedroom, big workshop, storage room, kitchen and bathroom. This is aa real must see to appreciate. 2 parking spots. NO AGE RESTRICTIONS ! BRING THE FAMILY ONLY \$799,900.