

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

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			

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.