

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	3	Age:	5
Lot Area:		Full Baths:	2	Zoning:	N45
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,227.85
Rear Yard Exp:		Maint. Fee:	265.01	For Tax Year:	2023
View:	Yes			P.I.D.:	030-878-888

Style of Home:	3 Storey, Split Entry	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Fibre Cement Board, Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail., Garage; Double, Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	15 - Total Units in Strata: 15
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s), Fenced Yard, Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Mixed, Tile, Carpet	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	Self-Managed - 999-999-9999
Complex / Subdiv:	MACLURE POINT
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 8 SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5897 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry
Site Influences:	Central Location, Cleared, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Royal LePage Global Force Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Recreation Room	14'5 x 9'8	Above	Bedroom	10'7 x 11'5
Below	Utility	11'1 x 3'6	Above	Bedroom	10'5 x 12'5
Main	Foyer	3'6 x 4'10	Above	Primary Bedroom	12'4 x 12'
Main	Living Room	14'0 x 13'1	Above	Walk-In Closet	6'10 x 5'8
Main	Dining Room	8'8 x 6'11			
Main	Kitchen	11'2 x 11'8			
Main	Family Room	10'6 x 8'10			

Finished Floor (Main):	777 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	812 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	285 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,874 sqft	Basement:	Full, Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,874 sqft	# Of Pets:				

Discover contemporary living in this stunning 2019-built townhouse, boasting over 1870 sqft of luxurious space plus a garage. This 3-storey corner unit features 3 large bedrooms, two full bathrooms, and convenient laundry on the top floor. The open-concept layout includes a sleek powder bathroom, gas range, and stainless steel appliances. Enjoy the unique floorplan of the massive master bedroom, complete with a huge bathroom featuring his and her sinks and a walk-in closet. The lower floor offers a full rec room and bathroom. With low strata fees, ample privacy next to parkland/trails, and beautiful unobstructed mountain views. This home is ideally located near schools, shopping, highway exits, churches, gurdwaras, rec centres, and more. Multiple units have sold over \$1M in this complex!