

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	4	Age:	8
Lot Area:		Full Baths:	3	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,160.73
Rear Yard Exp:	South	Maint. Fee:	920.22	For Tax Year:	2023
View:	No			P.I.D.:	029-799-431

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 3 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	28 - Total Units in Strata: 28
# 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:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Bradshaw Strata Management - 604-576-2424
Complex / Subdiv:	Prima
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 26, PLAN EPS3046, SECTION 23, TOWNSHIP 1, 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 V
Amenities:	In Suite Laundry,Storage
Site Influences:	Greenbelt,Paved Road,Private Setting,Private Yard,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Microwave,Oven - Built In,Range Top,Refrigerator,Security System,Vacuum - Built In,Vaulted Ceiling
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	15'1 x 13'3	Main	Foyer	7'3 x 5'6	Bsmt	Recreation Room	24'1 x 19'8
Main	Dining Room	12'2 x 11'9	Main	Laundry	12' x 5'4	Bsmt	Bedroom	15' x 12'6
Main	Kitchen	11'10 x 10'8	Main	Pantry	3' x 4'	Bsmt	Storage	7'9 x 16'
Main	Primary Bedroom	15' x 12'	Above	Bedroom	13'8 x 12'	Bsmt	Bar Room	8'8 x 6'10
Main	Walk-In Closet	5'4 x 4'	Above	Bedroom	12'3 x 11'7	Bsmt	Utility	7'8 x 5'1
Main	Walk-In Closet	10'8 x 5'4	Above	Walk-In Closet	8' x 6'	Bsmt	Storage	8'8 x 6'10
Main	Den	10' x 8'5	Above	Family Room	23'1 x 13'3			

Finished Floor (Main):	1,336 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,078 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	1,324 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	3,738 sqft	Basement:	Full,Fully Finished	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	3,738 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Immaculately cared for executive style living with a primary bedroom on the main floor featuring 2 walk-in closets. This rare gem boasts a three-car side-by-side garage, vaulted ceilings, and a dining room opening onto a covered private patio with greenspace views. Entertain in style with high-end appliances, quartz countertops, and a spacious kitchen. Enjoy over 3600 sqft of luxury living, complete with hardwood floors throughout. Enjoy a newly renovated rec room with a wet bar, large in-suite storage and easy access to highways for quick getaways. Conveniently located near shopping, amenities, and just a few blocks from South Ridge School this property offers the perfect blend of luxury and functionality for discerning homeowners.