

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1977
Frontage (ft):		Bathrooms:	3	Age:	47
Lot Area:		Full Baths:	2	Zoning:	O47
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,498.93
Rear Yard Exp:	South	Maint. Fee:	565.61	For Tax Year:	2023
View:				P.I.D.:	001-529-668

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	96 - Total Units in Strata: 96
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	

View:

Mgmt. Company: Dwell Property Management

Complex / Subdiv: TIMBERWOOD ESTATES

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 70, BLOCK 4N, PLAN NWS807, SECTION 19, RANGE 6W, 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

Amenities: Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'6	Above	Attic	10'9 x 5'6
Main	Dining Room	12' x 8'5			
Main	Kitchen	10' x 7'3			
Main	Eating Area	10' x 7'3			
Above	Primary Bedroom	15' x 10'			
Above	Bedroom	11'3 x 10'9			
Above	Bedroom	9'11 x 9'8			

Finished Floor (Main):	683 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	815 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	3	No
Finished Floor (Total):	1,498 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,498 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover your dream home in the heart of Timberwood Village with this fully detached, 2-level, 3 bed, 3 bath townhouse boasting 1500 sqft of luxurious living space. This Southeast-facing gem has been fully renovated to offer a modern and stylish interior, including a brand-new kitchen with top-of-the-line appliances and elegant hardwood floors throughout. The property features a private, fenced backyard perfect for outdoor entertaining or relaxing in your own serene in oasis. Located in a central location, you'll have easy access to local amenities, schools, and arks. Don't miss the opportunity to own this stunning home in a vibrant, growing community. Open House Sat and Sun, June 29/30, 2-4pm.