

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	11
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-33
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,767.00
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	381.68	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	029-207-304

<b>Style of Home:</b>	Reverse 2 Storey	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem,Open,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Fibreglass,Tile - Composite	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Homelife Advantage - 604-859-3142
<b>Complex / Subdiv:</b>	Winchester Estates
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 45 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS1241TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 11'			
Main	Dining Room	13' x 10'			
Main	Living Room	14' x 13'			
Above	Primary Bedroom	10' x 10'			
Above	Bedroom	10' x 8'			
Above	Bedroom	9' x 8'			
Bsmt	Foyer	11' x 4'			

<b>Finished Floor (Main):</b>	576 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	599 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	119 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	1,294 sqft	<b>Basement:</b>	Full			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,294 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Murrayville- Winchester Estates 3 bed, 3 bath, 3 parking, with private walk-out garden patio off the kitchen. Stunning 1353 sqft home. This home features a powder room on the main with lots of upgrades. Open floor plan combining Kitchen, dining, and living room. SS appliances with new DW. New water resistant laminate flooring on the main, new carpet on bedroom levels. Quartz counter tops, tile bathroom, freshly professionally painted, and new Levolor blinds throughout. All bedrooms have ceilings fans, custom electric outlet location added. Master has large rain shower and double sink ensuite. Tandem garage with driveway for extra parking. Fully fenced backyard with no deck! This home shows 10/10, freshly cleaned and ready for quick possession. Pets- 2 dogs or 2 cats (1 of each)