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

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| Style of Home: | Reverse 2 Storey | Parking: | Total: 3 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Vinyl,Wood | Parking Access: | |
| Foundation: | | Parking: | Grge/Double Tandem,Open,Visitor Parking |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 0 - Fuel: | 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,Fibreglass,Tile - Composite | Fixtures Leased: | No |
| Floor Finish: | Laminate,Carpet | Fixtures Rmvd: | No |

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|---------------------|--|
| View: | No |
| Mgmt. Company: | Homelife Advantage - 604-859-3142 |
| Complex / Subdiv: | Winchester Estates |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | 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 |
| Amenities: | In Suite Laundry |
| Site Influences: | Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Microwave |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | 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' | | | |

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

Murrayville- Winchester Estates 3 bed, 3 bath, 3 parking, with private walk-out garden patio off the kitchen. Stunning 1294 sqft home. This home features a powder room on the main with lots of upgrades. 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. 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. Financing option: Assumable remaining 3 yrs on mortgage at 2.99%, reach out for details.