

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	4	Age:	5
Lot Area:		Full Baths:	3	Zoning:	MT1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,830.00
Rear Yard Exp:		Maint. Fee:	326.00	For Tax Year:	2024
View:	No			P.I.D.:	030-795-052

Style of Home:	2 Storey,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	58
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	HOMELIFE ADVANTAGE REALTY LTD
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 31, PLAN EPS4705, SECTION 28, TOWNSHIP 17, 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:	Club House,Playground,Recreation Center
Site Influences:	Central Location,Golf Course Dev.,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Vaulted Ceiling
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'5 x 5'10	Main	Kitchen	12'5 x 9'8
Main	Storage	6'1 x 6'3	Above	Laundry	7'5 x 8'10
Main	Walk-In Closet	6'1 x 5'	Above	Bedroom	9'10 x 16'4
Main	Dining Room	11'1 x 11'2	Above	Loft	26'7 x 17'10
Main	Living Room	17'5 x 12'6	Above	Bedroom	14'0 x 10'8
Main	Primary Bedroom	14' x 13'6	Above	Bedroom	10'3 x 16'4
Main	Walk-In Closet	7'11 x 4'9			

Finished Floor (Main):	1,112 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	1,015 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,127 sqft	Basement:	None	Above	4	Yes
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,127 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

First impressions are everything, and this townhome will blow you away; you may even confuse it for a detached home! Master on Main facing a greenbelt! Meticulously designed this West Coast Contemporary design offers spacious living across its 2100 sqft, including a 2-tone sleek kitchen with SS appliances & gas stove, quartz countertops, oversize island & floor-to-ceiling pantry. Dining room opens to a large living room featuring an electric fireplace. The main floor master suite boasts a spacious walk-in closet and en-suite for ultimate comfort. Upstairs, discover a versatile loft/open office space alongside three additional bedrooms and laundry room. Modern conveniences include a/c, a built-in vacuum, and a double side-by-side garage. Convenient location and family-friendly community.