

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):	Bathrooms:	3	Age:	4
Lot Area:	Full Baths:	2	Zoning:	
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,023.42
Rear Yard Exp:	Maint. Fee:	384.45	For Tax Year:	2023
View:			P.I.D.:	031-188-257

Style of Home:	2 Storey	Parking:	Total: 2
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Sanitary Sewer, Water
Legal:	STRATA LOT 71, PLAN EPS5754, SECTION 24, TOWNSHIP 13, 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:	
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Nationwide Realty Corp.

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

Finished Floor (Main):	749 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	940 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	3	No
Finished Floor (Total):	1,689 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,689 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Perfect opportunity to own this brand new condition townhouse. Discover this stunning 3-bedroom, 3-bathroom townhouse at GARDNER, crafted by Mosaic Homes. Enjoy open-concept layout with abundant natural light from large windows and 10 ft. ceilings. The living and dining area flows seamlessly to a private, fenced backyard. The modern kitchen boasts quartz countertops, stainless steel appliances, and ample cabinet space. Upstairs, find three spacious bedrooms, two full bathrooms and a convenient laundry room. The primary bedroom features an ensuite bathroom and a walk-in closet. Ideally situated within walking distance to Gardner Park, shopping, and easy access to Hwy. Schedule your private viewing today!