

Depth/Size (ft):	93.09	Bedrooms:	2	Approx. Year Built:	2018
Frontage (ft):	52.37	Bathrooms:	3	Age:	6
Lot Area:		Full Baths:	2	Zoning:	PRD-3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,417.27
Rear Yard Exp:	South	Maint. Fee:	268.23	For Tax Year:	2024
View:	Yes			P.I.D.:	029-961-611

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double, Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s), Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Wall/Wall/Mixed, Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Wynford Group - 604-261-0285
Complex / Subdiv:	Creekside Mills
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 40, PLAN EPS3777, SECTION 15, TOWNSHIP 22, 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:	Air Cond./Central, Club House, Exercise Centre, Pool; Outdoor, Sauna/Steam Room
Site Influences:	Gated Complex, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Rural Setting
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	16' x 13'5	Above	Bedroom	12'9 x 10'2
Main	Dining Room	13'8 x 7'5	Above	Loft	15'6 x 10'
Main	Kitchen	12'1 x 8'8	Main	Den	12' x 9'11
Main	Primary Bedroom	13'7 x 12'			
Main	Foyer	8' x 7'6			
Main	Walk-In Closet	6'1 x 6'2			
Main	Laundry	6'2 x 5'11			

Finished Floor (Main):	1,308 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	492 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,800 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,800 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover the allure of Creekside Mills, a gated agrihood blending resort-style amenities with farmhouse elegance. This home boasts a main floor primary bdrm with ensuite, Great Room with soaring ceilings & custom fireplace, main floor den, and a chef's kitchen with DCS Professional Series appliances, SS farm sink, pot filler tap and undercabinet lighting. The yard is stunningly landscaped with full irrigation, and garden shed, all backing onto the creek. Enjoy the extended rear patio with it's gas fireplace as well as ceiling heater, which leads to a second garden patio. Paired with a double garage, custom cabinetry, central AC, and EV readiness. Amenities include 2 outdoor pools, clubhouse with sauna, gym, commercial grade kitchen, sports court, garden plots, vineyards and fruit trees.