

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2006
Frontage (ft):	Bathrooms:	3	Age:	18
Lot Area:	Full Baths:	2	Zoning:	MR
Flood Plain:	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:	Maint. Fee:	323.02	For Tax Year:	2023
View:			P.I.D.:	027-020-771

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	74 - Total Units in Strata: 74
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	
Mgmt. Company:	Davin Management - 604-594-5643
Complex / Subdiv:	INDIGO
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 45, PLAN BCS2108, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,In Suite Laundry
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Breakside Real Estate Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 12'	Below	Foyer	9' x 9'
Main	Kitchen	14' x 12'			
Main	Dining Room	9' x 12'			
Main	Eating Area	10' x 12'			
Above	Primary Bedroom	10'9 x 15'6			
Above	Bedroom	9' x 11'4			
Above	Bedroom	9'1 x 11'5			

Finished Floor (Main):	655 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	678 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	81 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,414 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,414 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Indigo, in popular Clayton! This spacious 1414 sq. ft. 3 bdrm, 3 bthrm town home is close to park with walking trail, playground and amenities! Walking path leads directly to Katzie Elementary and is also close to Hazelgrove Elementary. This floor plan features a spacious kitchen with White cabinets, granite counters, breakfast bar and door leading to a porch to enjoy your morning coffee. Powder room on main floor and large living/dining room area with fireplace. Garage is 32' deep with a storage area. THIS UNIT HAS ITS OWN DESIGNATED PARKING STALL in common area for extra parking. Loads of parking on the main road as well! Great home in a wonderful family friendly area!