

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2002
Frontage (ft):		Bathrooms:	2	Age:	22
Lot Area:		Full Baths:	2	Zoning:	CD-36
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,751.70
Rear Yard Exp:		Maint. Fee:	419.64	For Tax Year:	2023
View:	Yes			P.I.D.:	025-605-046

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed, Vinyl	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem, Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	68 - Total Units in Strata: 68
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : South City views
Mgmt. Company:	Dwell Property Mgmt - 604-821-2999
Complex / Subdiv:	Amberleigh 1
Services Connected:	Community
Legal:	STRATA LOT 97 DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS35 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, Exercise Centre, Playground, Pool; Outdoor, Swirlpool/Hot Tub
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	Clth Wsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	3'7 x 4'			
Main	Living Room	17'3 x 16'8			
Main	Dining Room	13'8' x 10'11			
Above	Primary Bedroom	11'5 x 11'10			
Above	Bedroom	12'9' x 8'6'			
Above	Bedroom	8'5' x 8'6'			
Main	Kitchen	13'8' x 11'5'			

Finished Floor (Main):	659 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	666 sqft	# Of Kitchens:	1	Above	5	Yes
Finished Floor (Below):	103 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,428 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,428 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Amberleigh 1- great location in Willoughby -3 bedroom, 2 bathroom 1428 square feet -walkable to loads of shopping, schools and Willoughby Rec Centre. Great location in the complex with South views and backing greenspace with no neighbours behind. Loads of recent upgrades include a beautiful new white kitchen (2022), quartz countertops, S/S appliances, new lighting, laminate flooring and a lovely fireplace. Double tandem garage with walk out back yard and a sundeck off the kitchen. Amberleigh is a great complex with wonderful amenities, Outdoor pool, hot tub, exercise centre, onsite caretaker, and clubhouse.