

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	2	Age:	13
Lot Area:		Full Baths:	2	Zoning:	CD-33
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,479.32
Rear Yard Exp:		Maint. Fee:	356.48	For Tax Year:	2023
View:	No			P.I.D.:	028-680-430

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

View:	No
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	Winchester
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 41 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4115 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Playground
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	3'10 x 10'6	Above	Bedroom	9'2 x 8'10
Below	Utility	3'0 x 12'5			
Main	Living Room	14'3 x 13'7			
Main	Dining Room	10'9 x 13'5			
Main	Kitchen	10'9 x 12'7			
Above	Primary Bedroom	10'9 x 10'5			
Above	Bedroom	8'1 x 9'2			

Finished Floor (Main):	613 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	621 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	79 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,313 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,313 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Winchester in Murrayville! Gorgeous townhome in one of the best locations in the complex, backyard opens up to the playground and west side is open to the sunset. Many appliances upgraded and extras include electric fireplace with cultured stone and fir mantle, LED pot lights added, updated light fixtures, garburator and electronic blinds. LED under cabinet lighting in both bathrooms & also under the kitchen peninsula. S/S appliances, quartz counters, 3 bedrooms and 2 bathrooms up. Tandem garage with a spacious third parking space in front of unit. Walkout your kitchen directly to your back fenced yard with turf, in great location of this pet friendly complex. Built by Parklane Homes this unit has an incredible view & is conveniently located close to all amenities!