

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	4	Age:	15
Lot Area:		Full Baths:	3	Zoning:	CD3486
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,897.29
Rear Yard Exp:		Maint. Fee:	489.99	For Tax Year:	2023
View:	No			P.I.D.:	027-886-514

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,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,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	D'Well - 604-248-0757
Complex / Subdiv:	Cardinal Pointe
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 30, PLAN BCS3409, DISTRICT LOT 440, GROUP 2, 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:	Club House,In Suite Laundry,Pool; Outdoor,Swirpool/Hot Tub
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Garage Door Opener,Security System,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'2 x 4'7	Above	Walk-In Closet	12'7 x 5'11
Main	Kitchen	11'5 x 8'3	Above	Bedroom	14'6 x 9'10
Main	Eating Area	8'4 x 8'4	Above	Bedroom	14'3 x 9'5
Main	Family Room	13'7 x 11'3	Above	Laundry	6'1 x 5'11
Main	Dining Room	19'2 x 7'9	Below	Recreation Room	19'7 x 13'5
Main	Living Room	15'10 x 11'10	Below	Storage	10'2 x 9'6
Above	Primary Bedroom	13'4 x 11'10			

Finished Floor (Main):	915 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	910 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	482 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	5	Yes
Finished Floor (Total):	2,307 sqft	Basement:	Fully Finished	Below	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,307 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

OPEN HOUSE SAT & SUN, JUL 6 & 7 from 2-4PM WELCOME HOME to this lovely 3-bed 4-bath duplex-style townhouse in the coveted Cardinal Pointe complex, located in close proximity to the river and steps from Sunstone Park where you'll enjoy watching ducks in the pond, the basketball court & playground and meandering pathways. This home boasts high ceilings, large windows, and big bedrooms. The principle suite has a huge walk in closet and generous bathroom. Your basement has a huge rec room which could easily have a wall added for a bedroom (there was one previously which has been removed) as well as a 3-piece bathroom. Double car garage with bonus storage and 2 pulley-system shelves. Amazing amenities include outdoor pool and hot tub, games room, theatre, kitchen and 2 guest suites.