

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	4	Age:	3
Lot Area:		Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,500.91
Rear Yard Exp:		Maint. Fee:	401.96	For Tax Year:	2023
View:	Yes			P.I.D.:	031-402-488

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	Yes : Nicomekl River Park
Mgmt. Company:	StrataCo Management Ltd - 604-294-4141
Complex / Subdiv:	RIVER + PINE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 45, PLAN EPS5114, DISTRICT LOT 165, GROUP 2, NEW WESTMINSTER LAND DISTRICT,TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Playground
Site Influences:	Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Other - See Remarks
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 10'4	Above	Bedroom	10'5 x 10'10
Main	Dining Room	16'5 x 8'5	Above	Bedroom	10'1 x 11'1
Main	Kitchen	12'4 x 13'1	Above	Laundry	5'4 x 3'2
Main	Eating Area	11'1 x 8'8	Below	Foyer	3'10 x 3'10
Main	Patio	24'1 x 5'11	Below	Bedroom	11'9 x 11'8
Above	Primary Bedroom	13'8 x 13'6			
Above	Walk-In Closet	8'6 x 5'8			

Finished Floor (Main):	781 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	844 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	331 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	3	No
Finished Floor (Total):	1,956 sqft	Basement:	Fully Finished	Below	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,956 sqft	# Of Pets:				

Crafted by Isle of Mann Property Group, this RIVER + PINE townhome seamlessly blends contemporary elegance with opulent luxury. As the largest unit in the complex, it uniquely features a gas fireplace, a built-in Fisher & Paykel coffee machine, built-in speakers in the living room & kitchen area, central A/C, and an extremely rare 2 car garage + 2 car driveway, amounting to a total of 4 secured parking spaces! Wainscoting accent walls compose much of the interior of the home, enhancing its beauty, complemented by a thoughtful open floor concept for entertaining. The exquisite home offers 3 bedrooms & 3.5 baths, including a lower level full bath. With unrivalled access to transit, HWY, an array of fantastic schools and amenities, this mesmerizing abode extends tranquility by Nicomekl River.