

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):	Bathrooms:	3	Age:	4
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,161.80
Rear Yard Exp:	Maint. Fee:	284.91	For Tax Year:	2023
View:			P.I.D.:	031-163-238

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Quay Pacific Chad Hutter - 604-371-2208
Complex / Subdiv:	ONYX
Services Connected:	Community
Legal:	ST LOT 3 PLAN EPS6889, SEC 22, TOWNSHIP 8 , NEW WEST LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	3'9 x 6'3	Above	Bedroom	9'0 x 10'4
Below	Den	5'3 x 6'6	Above	Laundry	3' x 4'
Main	Kitchen	8'5 x 12'8			
Main	Living Room	14'1 x 14'5			
Main	Dining Room	11'0 x 13'8			
Above	Primary Bedroom	11'9 x 12'11			
Above	Bedroom	11'6 x 11'4			

Finished Floor (Main):	680 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	744 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	267 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,691 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,691 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this 4 year young , gorgeous, Townhome the "Onyx" in Clayton. Yippee, there is Air Conditioning! 1691 sq ft offering 3 bed+Den , 2 1/2 baths, and balance of 2-5-10 Warranty. Bright, white, Open Concept, main floor. Gourmet Kitchen boasting: SS appliances, Gas range, Quartz counters, breakfast bar, pantry, coffee bar, and undermount lighting. Feature wall in livingroom with cabinets & electric fireplace and sliders to generous sized deck. Upper floor you will find well appointed Primary Bedroom with Walk-in closet incl: custom shelves. Double sinks in ensuite & stand up shower. Laundry room with storage. Radiant heating in floors , hot water on demand, built in Vacuum, and more. Below main has Den/office space with walk-out fenced yard! Walking distance to Maddaugh Elementary.