

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	3	Age:	12
Lot Area:		Full Baths:	2	Zoning:	R4
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$2,444.69
Rear Yard Exp:		Maint. Fee:	498.71	For Tax Year:	2023
View:	Yes			P.I.D.:	028-876-881

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Single
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:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Homelife Advantage - 604-858-7368
Complex / Subdiv:	Kensington on Broadway
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 4, PLAN EPS678, DISTRICT LOT 333, 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:	None
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Zolo Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 12'1	Above	Bedroom	8'10 x 9'10
Main	Kitchen	11'9 x 10'1	Above	Bedroom	8'9 x 11'4
Main	Dining Room	10'11 x 7'4			
Below	Laundry	6' x 6'			
Below	Flex Room	10'8 x 9'5			
Below	Foyer	7'8 x 4'			
Above	Primary Bedroom	11'6 x 11'9			

Finished Floor (Main):	634 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	709 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	384 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,727 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,727 sqft	# Of Pets:	2 -			

Welcome to this beautiful end unit, a few feet away from a bus stop. With 1727 sq ft of living space, this home offers ample room for you and your family and friends with 3 bedroom plus flex room and 3 bathrooms. The main living area is open with 9 feet ceilings with a kitchen that has a lot counter space, nice island and quartz counter tops. Deck off the kitchen and covered walk out patio from flex room. Upstairs you have 3 bedroom with a large master with ensuite and his and her closets. Downstairs you have a flex room with a walk out to a fully fenced yard. Conveniently located to transit, restaurants, shopping, District 1881 & schools.