

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	4	Age:	6
Lot Area:		Full Baths:	2	Zoning:	RW-30
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$3,068.04
Rear Yard Exp:		Maint. Fee:	309.85	For Tax Year:	2023
View:				P.I.D.:	030-435-994

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double, Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	49 - Total Units in Strata: 49
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Mixed, Tile, Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: Davin Management - 604-594-5643

Complex / Subdiv: CLAYTON STATION

Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal: STRATA LOT 6 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4851 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, Club House, In Suite Laundry, Playground

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven - Built In, Pantry, Range Top, Security - Roughed In, Smoke Alarm

Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'11 x 13'4	Above	Walk-In Closet	6'7 x 6'2
Main	Dining Room	15'6 x 7'4	Main	Patio	20'0 x 7'1
Main	Living Room	11'4 x 15'6	Below	Den	12'3 x 11'6
Main	Pantry	4'0 x 5'1			
Above	Primary Bedroom	13'1 x 12'2			
Above	Bedroom	9'8 x 11'1			
Above	Bedroom	11'8 x 9'4			

Finished Floor (Main):	658 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	713 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	217 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,588 sqft	Basement:	Full	Below	2	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,588 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Clayton Station presents: Spacious 1588 sqft 3 Bed 4 Bath townhouse in Clayton with double car garage (side by side). Flex room on first floor perfect for home office or gym. Kitchen features 5 burner gas cooktop, wall oven, quartz counters, and soft close cabinetry. 8ft quartz island with ample storage and beverage center, large walk-in pantry and powder room. Enjoy late afternoon sun on your patio with gas bbq hookup. Upstairs you will find a large primary bedroom with walk in closet, and ensuite with glass shower. You will also find 2 well appointed bedrooms, 4 piece bathroom, laundry, and linen storage. Year round comfort with forced air, A/C heat pump. This floorplan is perfect for families and entertaining - close to parks and all levels of schools. Pet & rental friendly!