

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1985
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	4	<b>Age:</b>	39
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-2
<b>Flood Plain:</b>	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$3,028.84
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	470.09	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	001-982-389

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	54 - Total Units in Strata: 54
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Homelife Advantage Realty Ltd - 604-858-7368

**Complex / Subdiv:** Twin Firs

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

**Legal:** STRATA LOT 2 OF SECTION 20 TOWNSHIP 13 NWD STRATA PLAN NW2292 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Amenities:** None

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 13'3	Above	Primary Bedroom	12'9 x 12'10	Below	Family Room	17'4 x 13'9
Main	Patio	9'6 x 8'1	Above	Walk-In Closet	4'2 x 7'0	Below	Workshop	8'7 x 15'1
Main	Dining Room	7'7 x 6'7	Above	Solarium	8'2 x 9'9	Below	Patio	18'4 x 17'8
Main	Kitchen	13'6 x 8'6	Above	Bedroom	8'5 x 11'0			
Main	Laundry	8'3 x 5'8	Above	Bedroom	8'6 x 10'11			
Main	Porch (enclosed)	8'7 x 10'2						
Main	Foyer	5'6 x 8'0						

<b>Finished Floor (Main):</b>	685 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	659 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	2	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,029 sqft	<b>Basement:</b>	Fully Finished	Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,029 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Totally High End Renovated 3 Bedrooms, 3 Bathrooms, 3 level 2000 plus Sq. Ft. townhome...Features and Updates include, Newer appliances, flooring, plumbing and electrical fixtures, Quartz counter tops, Kitchen cabinets. All interior doors and mouldings. Walk in Pantry/ Laundry room...Private sunroom off of Master bedroom with view of Mt. Baker... Covered Hot tub ( negotiable )...Move right in and enjoy. Nothing to do but relax.