

Depth/Size (ft):	0.0	Bedrooms:	4	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	3	Age:	28
Lot Area:		Full Baths:	2	Zoning:	RT-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,299.59
Rear Yard Exp:		Maint. Fee:	474.00	For Tax Year:	2022
View:	Yes			P.I.D.:	023-589-019

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 148
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : CITY& MOUNTAINS
Mgmt. Company:	
Complex / Subdiv:	SILVER OAK
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 98, PLAN LMS2058, SECTION 15, TOWNSHIP 39, 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 1
Amenities:	Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'2 x 7'0	Above	Bedroom	12'7 x 8'11
Main	Living Room	16'3 x 15'0	Above	Bedroom	9'1 x 15'4
Main	Dining Room	11'5 x 8'9	Bsmt	Bedroom	17'7 x 14'4
Main	Kitchen	10'3 x 10'7			
Main	Family Room	13'0 x 13'5			
Above	Primary Bedroom	12'9 x 15'5			
Above	Walk-In Closet	9'1 x 6'6			

Finished Floor (Main):	880 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	827 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	398 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,105 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,105 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Opportunity at Silver Oak (\$39k under BC assessment!) Built by Polygon, this beautiful townhouse is tucked away in a quiet corner of the complex. The main level features a professionally designed and crafted gourmet kitchen with south views of Mt Baker. Upstairs offers 3 generously sized bedrooms including a grand master with vaulted ceilings, outstanding views, large walk in closet and 4 piece ensuite with soaker tub. Downstairs features a large rec room with endless possibilities suitable to whatever your needs are (Kid's play area, 4th bedroom, home theatre, office). Full size double garage and 4 visitor parking stalls steps away. Amenities include: clubhouse, outdoor pool, hot tub + gym. Prime location near schools, shopping & transit. Open House:Nov 16 1:00-3:00 and Nov 17 11:00-1:00.