

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	1
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-119
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>	North	<b>Maint. Fee:</b>	170.52	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-942-563

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	153 - Total Units in Strata: 153
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<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>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	Davin Management - 604-594-5643
<b>Complex / Subdiv:</b>	Latimer Heights Chelsea
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 150, PLAN EPS7133, DISTRICT LOT 26, TOWNSHIP 8, 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
<b>Amenities:</b>	Garden,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'1 x 11'3			
Main	Dining Room	14'7 x 10'5			
Main	Living Room	11'2 x 8'7			
Above	Primary Bedroom	11'3 x 10'1			
Above	Bedroom	8'1 x 8'1			
Above	Bedroom	8'8 x 7'8			
Bsmt	Foyer	4'11 x 4'1			

<b>Finished Floor (Main):</b>	560 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	596 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	110 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,266 sqft	<b>Basement:</b>	Fully Finished,Part,Separate Entry			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,266 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Latimer Heights Chelsea complex, almost brand new 1266 sf townhouse. 3 bedrooms upstairs, primary is on the larger side w/a walk thru closet and ensuite w/a big wi closet and 2 basins. Plus another 4 piece bathroom, linen closet and laundry area. The main floor has your great room concept w/your lvg rm/dng rm and kitchen/eating area w/a deck off the kitchen. Pantry, s/s appliances, white cabinets, quartz counter tops, 9' ceilings, 2" blinds, laminate/carpeting, forced air heat. The basement has your foyer, double tandem garage and access to your fully fenced north facing yard. Built by Vesta, quality home thru and thru. Close to schools, highway 1, shopping, restaurants, transit. Great location! Bright/clean home offers a great value to any family.