

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2017
<b>Frontage (ft):</b>	50.52	<b>Bathrooms:</b>	2	<b>Age:</b>	7
<b>Lot Area (sq.ft.):</b>	4,575.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	PRD-3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,113.77
<b>Rear Yard Exp:</b>	West	<b>Maint. Fee:</b>	268.23	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-961-416

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	Winford Group - 604-261-0285
<b>Complex / Subdiv:</b>	Creekside Mills
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 20, PLAN EPS3777, SECTION 15, TOWNSHIP 22, 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>	Air Cond./Central,Club House,Exercise Centre,Garden,In Suite Laundry,Pool; Outdoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub
<b>Site Influences:</b>	Gated Complex,Golf Course Nearby,Marina Nearby,Paved Road,Private Setting,Recreation Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Water Treatment
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Century 21 Creekside Realty Ltd., Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	16' x 13'7	Main	Laundry	7'4 x 6'5
Main	Dining Room	12'5 x 11'8	Main	Walk-In Closet	7'2 x 6'5
Main	Kitchen	14'7 x 8'8			
Main	Foyer	6'8 x 6'1			
Main	Primary Bedroom	14'4 x 11'11			
Main	Bedroom	11'2 x 10'			
Main	Den	13'8 x 9'8			

<b>Finished Floor (Main):</b>	1,495 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,495 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,495 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Creekside Mills! A gated agrihood blending resort style amenities with farmhouse elegance. This Sunflower style, 2 bdrm + den rancher plan is very much in demand with it's large, open-concept layout, vaulted ceilings, and picturesque views, all backing onto beautifully manicured guilds. You'll enjoy the custom built-in extras throughout which showcase the impeccable craftsmanship, seamlessly blending style and functionality. The yard is meticulously landscaped with full irrigation, the extra large deck leads down to a second garden patio. Paired with an EV ready double garage, central A/C and built-in water softening system. Amenities include 2 outdoor pools, clubhouse with sauna, gym, commercial grade kitchen, sports court, garden plots, vineyards and fruit trees. What a place!!