

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	17
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,018.38
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	330.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	027-140-491

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 71
<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>	Baseboard, Electric, Hot Water	<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>	Laminate, Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	Davin Management Ltd - 604-594-5663
<b>Complex / Subdiv:</b>	Springfield Court
<b>Services Connected:</b>	Electricity, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 37, PLAN BCS2277, SECTION 26, TOWNSHIP 2, 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>	Playground
<b>Site Influences:</b>	Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'1 x 8'8	Above	Bedroom	9'12 x 11'11
Main	Living Room	14'7 x 15'3	Main	Kitchen	7'8 x 9'3
Main	Eating Area	10'6 x 9'10			
Main	Porch (enclosed)	11'4 x 5'2			
Main	Patio	15'7 x 12'0			
Above	Primary Bedroom	10'7 x 14'7			
Above	Bedroom	8'11 x 12'9			

<b>Finished Floor (Main):</b>	666 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	681 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	84 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	No
<b>Finished Floor (Total):</b>	1,431 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,431 sqft	<b># Of Pets:</b>				

SPRINGFIELD COURT by award-winning Focus Architects in the heart of Fleetwood. This 3 bedroom, 2.5 bathroom is located in a quiet and desirable Fleetwood neighbourhood. Features include laminate floors, all granite counters, solid wood maple cabinets, stainless steel appliances, dining room w/ cozy electric fireplace, in-suite laundry, and 1431 sqft of living area. The kitchen has a balcony, and the living room faces a private fenced yard. Located close to shopping centers and reputable schools, it promises convenience and a vibrant community lifestyle. With a bit of TLC, this townhouse can truly shine and become a perfect haven for its new owners. Don't miss the chance to invest in this promising property in a prime location. Open House July 21 from 2-4pm.