

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	3	Age:	11
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,131.43
Rear Yard Exp:		Maint. Fee:	403.56	For Tax Year:	2023
View:	No			P.I.D.:	029-147-247

Style of Home:	3 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	55
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	AWM - 604-685-3227
Complex / Subdiv:	ETON
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 2, PLAN EPS1395, SECTION 10, 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
Amenities:	Club House,Exercise Centre,Guest Suite,In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Oakwyn Realty Encore, Oakwyn Realty Encore

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

Finished Floor (Main):	631 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	706 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	120 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	No
Finished Floor (Total):	1,457 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,457 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Introducing a luxurious 3 bed + Den 2.5 bathroom townhome in the prestigious Eton complex. This home features an open layout with 9 ft ceilings. As you walk into the kitchen you are treated with granite countertops, porcelain subway tile backsplash and updated stove & dishwasher. Step outside onto your patio and enjoy BBQing all summer long! Make your way upstairs to the Primary bedroom with 5 piece ensuite w/ soaker tub and walk-in shower. Two more bedrooms upstairs that are great sizes and a shared bathroom. This home also has a side by side double car garage. Access to 2 amenity buildings with a gym, party room and guest suite. Great location close to YMCA, schools and shopping. A truly refined living experience. Book your showing today!