

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1981
Frontage (ft):	Bathrooms:	2	Age:	43
Lot Area:	Full Baths:	1	Zoning:	RM45
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,253.76
Rear Yard Exp:	Maint. Fee:	274.92	For Tax Year:	2023
View:			P.I.D.:	001-908-529

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	
Mgmt. Company:	Pacific Quorum Properties Inc. - 604-854-1734
Complex / Subdiv:	
Services Connected:	Electricity, Sanitary Sewer, Water
Legal:	STRATA LOT 160 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW1689 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry, Playground
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Woodhouse Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'7 x 4'1			
Main	Kitchen	10'4 x 10'0			
Main	Dining Room	16'2 x 8'0			
Main	Living Room	12'11 x 13'0			
Above	Primary Bedroom	9'10 x 11'0			
Above	Bedroom	8'10 x 9'9			
Above	Bedroom	8'0 x 11'7			

Finished Floor (Main):	625 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	580 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,205 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,205 sqft	# Of Pets:				

Welcome to CLEARBROOK VILLAGE! This well maintained, 2 level, 3 Bed & 2 Bath townhome, located in a family oriented community, is perfect for FIRST TIME HOME BUYERS. The fenced backyard is perfect for kids to play and for those summer barbecue parties! It's steps away from ROTARY STADIUM, all levels of SCHOOLS, public LIBRARY, Superstore and much more. Also suitable for investors as Rentals are allowed. Townhomes in this sought after complex, come with Tons of VISITOR parking. Very affordable with a LOW STRATA FEE! Call today to book your personal viewing!