

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	5
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,963.44
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	412.80	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-539-064

<b>Style of Home:</b>	2 Storey w/Bsmt.,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	64 - Total Units in Strata: 64
<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>	Forced Air	<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,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Vancouver
<b>Mgmt. Company:</b>	Dwell Property Management - 604-821-2999
<b>Complex / Subdiv:</b>	The Terraces
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 42, PLAN EPS4209, SECTION 11, TOWNSHIP 12, 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
<b>Site Influences:</b>	Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Security System
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'7 x 14'6	Above	Bedroom	9'6 x 12'10
Main	Eating Area	8'7 x 10'4	Above	Bedroom	9'4 x 9'6
Main	Dining Room	9'4 x 15'2	Above	Walk-In Closet	6'10 x 5'7
Main	Pantry	4' x 5'8	Bsmt	Games Room	18'2 x 12'0
Main	Family Room	11'5 x 20'9	Bsmt	Mud Room	5'1 x 3'1
Main	Foyer	3'9 x 6'6			
Above	Primary Bedroom	13'1 x 14'5			

<b>Finished Floor (Main):</b>	859 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	820 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	424 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,103 sqft	<b>Basement:</b>	Fully Finished	Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,103 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Stunning 3 bed, 4 bath townhouse in The Terraces! This end unit boasts a spacious main floor with a modern kitchen, dining room, and family room. Upstairs, find 3 generous bedrooms, including a luxurious primary with ensuite. Enjoy a covered deck with breathtaking views of Vancouver and a private, fenced backyard featuring an outside BBQ deck, perfect for relaxing or entertaining. The basement offers an entertaining room with a bar. The home includes a double garage, smart home features, and A/C for your comfort. Don't miss this perfect blend of style and convenience.