

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

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	64 - Total Units in Strata: 64
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Vancouver
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	The Terraces
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	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
Amenities:	Air Cond./Central
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHWsh/Dryr/Frdg/Stve/DW,Security System
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	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			

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