

|                         |    |                    |        |                            |             |
|-------------------------|----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |    | <b>Bedrooms:</b>   | 4      | <b>Approx. Year Built:</b> | 2020        |
| <b>Frontage (ft):</b>   |    | <b>Bathrooms:</b>  | 4      | <b>Age:</b>                | 4           |
| <b>Lot Area:</b>        |    | <b>Full Baths:</b> | 3      | <b>Zoning:</b>             | CD-34       |
| <b>Flood Plain:</b>     | No | <b>Half Baths:</b> | 1      | <b>Gross Taxes:</b>        | \$5,024.33  |
| <b>Rear Yard Exp:</b>   |    | <b>Maint. Fee:</b> | 430.70 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | No |                    |        | <b>P.I.D.:</b>             | 031-128-726 |

|                         |                                 |                         |                                |
|-------------------------|---------------------------------|-------------------------|--------------------------------|
| <b>Style of Home:</b>   | 2 Storey w/Bsmt.,3 Storey       | <b>Parking:</b>         | Total: 2 - Covered: 2          |
| <b>Construction:</b>    | Frame - Wood                    | <b>Covered Parking:</b> | 2                              |
| <b>Exterior:</b>        | Fibre Cement Board,Vinyl,Wood   | <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>    | 14 - Total Units in Strata: 14 |
| <b># of Fireplaces:</b> | 1 - Fuel: Gas - Natural         | <b>Distance to:</b>     |                                |
| <b>Water Supply:</b>    | City/Municipal                  | <b>Title to Land:</b>   | Freehold Strata                |
| <b>Fuel/Heating:</b>    | Forced Air,Natural Gas          | <b>Property Disc:</b>   | Yes                            |
| <b>Outdoor Area:</b>    | Balcny(s) Patio(s) Dck(s)       | <b>PAD Rental:</b>      |                                |
| <b>Type of Roof:</b>    | Asphalt                         | <b>Fixtures Leased:</b> | No                             |
| <b>Floor Finish:</b>    | Hardwood,Wall/Wall/Mixed,Carpet | <b>Fixtures Rmvd:</b>   | No                             |

|                            |  |
|----------------------------|--|
| <b>View:</b>               | No   |
| <b>Mgmt. Company:</b>      | - 604-591-6060   |
| <b>Complex / Subdiv:</b>   |  |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water   |
| <b>Legal:</b>              | STRATA LOT 4 SECTION 31 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6749 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>          | In Suite Laundry,Playground  |
| <b>Site Influences:</b>    | Central Location,Golf Course Nearby,Greenbelt,Paved Road,Private Setting,Private Yard  |
| <b>Features:</b>           | Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Security - Roughed In,Sprinkler - Fire  |
| <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  | Foyer           | 3'7 x 4'8    | Above | Walk-In Closet | 7'11 x 6'0  |
| Main  | Dining Room     | 8'8 x 13'5   | Above | Laundry        | 7'11 x 6'0  |
| Main  | Living Room     | 9'5 x 15'7   | Above | Bedroom        | 10'2 x 11'5 |
| Main  | Kitchen         | 9'0 x 12'4   | Above | Bedroom        | 10'5 x 9'10 |
| Main  | Family Room     | 13'0 x 14'9  | Below | Storage        | 5'0 x 12'2  |
| Main  | Eating Area     | 9'8 x 8'2    | Below | Family Room    | 13'2 x 14'9 |
| Above | Primary Bedroom | 15'0 x 14'11 | Below | Bedroom        | 9'8 x 10'1  |

|                                |            |                           |                          |                       |                    |                 |
|--------------------------------|------------|---------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 929 sqft   | <b># Of Rooms:</b>        | 14                       | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 904 sqft   | <b># Of Kitchens:</b>     | 1                        | Main                  | 2                  | No              |
| <b>Finished Floor (Below):</b> | 461 sqft   | <b># Of Levels:</b>       | 3                        | Above                 | 4                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             | None                     | Above                 | 4                  | No              |
| <b>Finished Floor (Total):</b> | 2,294 sqft | <b>Crawl/Bsmt Height:</b> |                          | Below                 | 4                  | No              |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Fully Finished           |                       |                    |                 |
| <b>Grand Total:</b>            | 2,294 sqft | <b>Beds In Bsmt:</b>      | 0 / 4                    |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

\*\*\*OPEN HOUSE SUN JULY 21 2PM TO 4 PM\*\*\* Boutique, high-grade construction just minutes from Fort Langley! Built by Silverwynde, this one has it all. AIR-CONDITIONING, chef-grade appliances, engineered oak flooring, Hardie-plank siding, designer two-tone cabinets and stone counter tops, and a ton of other top-notch touches. Spacious layout on the main level with two living areas, large bedrooms, hue rec room downstairs. Side-by-side double garage offering plenty of parking space (and fits a pickup truck). Excellent school catchments, just minutes from golf courses, walking trails, parks amenities and an easy commute in any direction.