

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	3	Age:	8
Lot Area:		Full Baths:	2	Zoning:	CD-101
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$4,212.58
Rear Yard Exp View:		Maint. Fee:	281.68	For Tax Year:	2023
				P.I.D.:	029-909-295

Style of Home:	3 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	114
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	AWM Alliance - 604-685-3227
Complex / Subdiv:	Alder at Milner heights
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 89, PLAN EPS3011, SECTION 13, TOWNSHIP 8, 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:	In Suite Laundry,Playground
Site Influences:	Central Location,Private Setting,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'5 x 15'11	Above	Walk-In Closet	8'1 x 4'
Main	Dining Room	11'7 x 15'3	Below	Recreation Room	11'8 x 20'6
Main	Living Room	11'2 x 9'6			
Main	Eating Area	6'2 x 4'11			
Above	Primary Bedroom	12'4 x 11'11			
Above	Bedroom	14'1 x 8'11			
Above	Bedroom	9' x 10'6			

Finished Floor (Main):	685 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	700 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	415 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,800 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,800 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Alder at Milner Heights! This 3-bed, 3-bath townhome offers 1800 SQ/ft of living space. The main floor boasts an open layout with 9-ft ceilings, a fully equipped kitchen featuring stainless steel appliances, quartz countertops, and white shaker cabinets. Enjoy the large Rec room on the ground level with new custom shelving and upgraded laminate flooring throughout. Additional features include a gas BBQ hookup, custom storage, built-in closet, and air conditioning. The garage has been upgraded with an epoxy floor for added durability and style. Outside, find a fenced yard, 2 parking which includes a single car garage & parking pad. Benefit from low strata fees and close proximity to amenities in Willoughby Heights and Langley—schedule a viewing today!