

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2004
Frontage (ft):	Bathrooms:	3	Age:	20
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,079.08
Rear Yard Exp:	Maint. Fee:	474.98	For Tax Year:	2023
View:			P.I.D.:	026-025-698

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	77 - Total Units in Strata: 77
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: NAI Goddard and Smith - 604-534-7974

Complex / Subdiv: WESTFIELD

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 48, PLAN BCS605, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: In Suite Laundry,Storage

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 11'8	Above	Bedroom	10'10 x 9'2
Main	Kitchen	6' x 4'6	Above	Bedroom	10'2 x 9'6
Main	Dining Room	9'6 x 9'	Bsmt	Recreation Room	17'9 x 13'2
Main	Family Room	13'4 x 9'4	Bsmt	Nook	7' x 5'
Main	Nook	9'6 x 7'10			
Above	Primary Bedroom	14'2 x 13'8			

Finished Floor (Main):	741 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	749 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	425 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,915 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,915 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to home! Desirable Westfield complex located in quiet West Cloverdale location close to schools, parks, shopping, restaurants, golf course, and transportation. Beautiful designer home featuring over 1900 square feet with 3 beds and 2.5 baths with large rec/media room in the basement. Main floor features bright and spacious open floor plan with gorgeous front patio and fully fenced south facing yard with street access with beautiful patio for entertaining and year round enjoyment. Large master bedroom with w-i closet and ensuite. New washer & dryer located on upper level. Once you see this beautiful appointed home you will want to own it. Call today before it's too late!