

Depth/Size (ft):	0.0	Bedrooms:	3	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	3	Age:	20
Lot Area:		Full Baths:	2	Zoning:	STRATA
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,458.79
Rear Yard Exp:		Maint. Fee:	424.30	For Tax Year:	2022
View:	Yes			P.I.D.:	025-821-083

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	44 - Total Units in Strata: 44
# 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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : KANAKA CREEK GREENBELT
Mgmt. Company:	PROFILE PROPERTIES
Complex / Subdiv:	COTTONWOOD GROVE
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 32, PLAN BCS126, DISTRICT LOT 404, GROUP 1, 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 1 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry, Playground
Site Influences:	Central Location, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Pantry, Security System, Vacuum - Built In, Vaulted Ceiling, Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'11 x 5'7	Above	Walk-In Closet	7'1 x 5'6
Main	Living Room	14'10 x 13'10	Above	Bedroom	10'7 x 10'11
Main	Dining Room	12'2 x 11'1	Above	Bedroom	11'5 x 11'0
Main	Family Room	17'9 x 11'4	Above	Laundry	7'1 x 5'2
Main	Kitchen	9'5 x 10'11			
Above	Flex Room	14'7 x 5'2			
Above	Primary Bedroom	14'0 x 13'5			

Finished Floor (Main):	770 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,027 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	1,797 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,797 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Cottonwood Grove - your forever townhome awaits! Family & pets welcome in this friendly atmosphere complex. From the moment you walk in you feel as if you're standing in a detached home w/ vaulted ceilings, bright picturesque rooms w/ panoramic windows, a guest powder room cleverly tucked onto the split level of the staircase, bright upper-floor flex space - office/den/toy/yoga nook plus a highly sought after double car garage. Featuring a kitchen walk-out patio backing onto scenic Kanaka Creek protected greenspace - bursting w/ wildlife & blowing reeds. Minutes away from all amenities - schools, transit, shopping, recreation & situated across the street from Kanaka Creek Regional Park. *Pets - 3 total 2 dogs max OPEN HOUSE SAT JULY 27 @ 11AM-1PM