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| 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 |

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|------------------|-------------------------|------------------|--------------------------------|
| 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 |

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| 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 | | | |

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|-------------------------|------------|----------------------------|----------------------|----------------|-------------|----------|
| 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 AUG 24 11-1