

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1983
Frontage (ft):		Bathrooms:	2	Age:	41
Lot Area:		Full Baths:	1	Zoning:	RM-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,591.10
Rear Yard Exp:		Maint. Fee:	399.94	For Tax Year:	2022
View:	No			P.I.D.:	002-244-870

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	34 - Total Units in Strata: 34
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Carpet,Mixed,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Fraser Property Management - 604-466-7021
Complex / Subdiv:	Mckinney Creek Estates
Services Connected:	Electricity,Water
Legal:	STRATA LOT 3 DISTRICT LOTS 241 AND 242 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2038 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry,Storage,Swirpool/Hot Tub
Site Influences:	Central Location,Golf Course Nearby,Greenbelt,Paved Road,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirpool,Storage Shed,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Fraser Property Management Realty Services Ltd., Fraser Property Management Realty Services Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 11'4	Main	Foyer	4'8 x 5'
Main	Dining Room	9' x 11'8			
Main	Kitchen	9'2 x 9'10			
Main	Eating Area	6'5 x 7'6			
Above	Primary Bedroom	12'9 x 13'9			
Above	Bedroom	9'6 x 9'9			
Above	Bedroom	9'5 x 13'3			

Finished Floor (Main):	579 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	669 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,248 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,248 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

An ideal & quiet west side location...and backing onto GREENBELT! This immaculate two level town home features lots of updates thru-out. Three upper floor bedrooms with a 4 pc main bath plus a 2 pc on the main floor. The large fully fenced yard provides your own oasis where you can enjoy your morning with a coffee talking in the serene private setting that surrounds this home or in your hot tub on those cool morning & nights. There is a single garage with electrical upgrade for EV charger, plus room for a 2nd vehicle in the driveway. New Roofs throughout the complex & new garage doors. Just a short walk to Laity View & Westview Schools, shopping and transportation.