

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	3	Age:	11
Lot Area:		Full Baths:	2	Zoning:	/
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,477.15
Rear Yard Exp:		Maint. Fee:	341.53	For Tax Year:	2022
View:	No			P.I.D.:	029-032-661

Style of Home:	3 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Other	Covered Parking:	1
Exterior:	Mixed,Other,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 79
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Associa British Columbia Inc. - 604-591-6060
Complex / Subdiv:	BLOOM
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 39, PLAN EPS1285, DISTRICT LOT 9, 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 V
Amenities:	Bike Room,Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group - 1st West Realty, Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'11 x 12'5			
Main	Living Room	10'5 x 15'4			
Main	Dining Room	9' x 5'5			
Above	Primary Bedroom	9'11 x 12'3			
Above	Bedroom	9'0 x 10'0			

Finished Floor (Main):	479 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	518 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	59 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,056 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,056 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Perfectly located in the heart of Burquitlam, this well-maintained townhome is steps from the Skytrain, YMCA, parks, grocery stores, and shopping. Schools from elementary to SFU are nearby. The open-concept floor plan on the main level features a modern kitchen, a spacious living room, a dining area, and a convenient powder room. Step out onto the charming balcony, perfect for enjoying your morning coffee or a relaxing evening. Upstairs, you'll find two generously sized bedrooms and two full bathrooms, offering ample space and comfort. This townhome is perfect for those wanting a convenient location and a cozy place to live. Don't miss the opportunity to make it yours! Open House : Sat, July 20: 1-3 pm & Sun, July 21: 2-4 pm