

Depth/Size (ft):	Bedrooms:	4	Approx. Year Built:	2020
Frontage (ft):	Bathrooms:	3	Age:	4
Lot Area:	Full Baths:	2	Zoning:	CD-104
Flood Plain:	Half Baths:	1	Gross Taxes:	\$4,501.00
Rear Yard Exp:	Maint. Fee:	317.24	For Tax Year:	2023
View:			P.I.D.:	030-916-453

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	61
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	
Mgmt. Company:	Ascent - 604-431-1800
Complex / Subdiv:	FRASER
Services Connected:	Electricity,Natural Gas
Legal:	STRATA LOT 25, PLAN EPS5981, SECTION 6, TOWNSHIP 11, 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
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	9'2 x 5'8	Above	Primary Bedroom	11'2 x 12'4
Below	Bedroom	11'1 x 10'6	Above	Walk-In Closet	8'5 x 8'4
Main	Living Room	11'3 x 12'8	Above	Bedroom	11'1 x 9'2
Main	Kitchen	12'2 x 8'2	Above	Bedroom	10'6 x 9'9
Main	Dining Room	12'4 x 12'11			
Main	Family Room	11'6 x 10'5			
Main	Eating Area	9'11 x 7'6			

Finished Floor (Main):	779 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	779 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	313 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,871 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,871 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to FRASER in beautiful Murrayville! Built by Zenterra in 2020, this stunning END UNIT townhome offers 4 bedrooms, 3 bathrooms and a contemporary lifestyle for the whole family. Main level boasts a large BRIGHT open-concept layout; beautiful white kitchen w large island, s/s appliances, gas range & sleek built in shelving. Upstairs you will find a huge primary with vaulted ceilings, full ensuite & walk-in closet; side x side washer dryer and 2 other bedrooms (one with high ceilings as well!). Downstairs offers the 4th bedroom (or flex room). This townhome backs onto Murrayville Athletic Park, the perfect extension of your outdoor space: Volleyball, basketball, rec centre, shops & more. BONUS forced air gas heat, hot water on demand, A/C and side x side garage! You'll love it here!