

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	19
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,800.57
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	359.05	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	026-170-795

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	199
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Dwell - 604-821-2999
<b>Complex / Subdiv:</b>	Encore at Hillcrest
<b>Services Connected:</b>	Electricity
<b>Legal:</b>	PL BCS1118 LT 2 LD 36 SEC 16 TWP 8
<b>Amenities:</b>	Club House,Exercise Centre,Guest Suite,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Garage Door Opener,Microwave,Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	14'9 x 17'5			
Main	Kitchen	7'9 x 10'3			
Main	Eating Area	10'10 x 11'6			
Above	Primary Bedroom	10'9 x 14'5			
Above	Bedroom	8'10 x 15'8			
Above	Den	7'6 x 5'7			
Below	Foyer	3'5 x 8'5			

<b>Finished Floor (Main):</b>	598 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	628 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	54 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,280 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,280 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Encore at Hillcrest, a family friendly townhome complex with great amenities. This 2 bedroom, plus den unit is perfectly placed in the complex and very Quiet & Private. Livingroom does not face right onto another unit. Stamped concrete pathway at your front veranda leads to Parks and shopping. New hot water tank (2023) ,newer window screens. This unit offers 2 entrances, one off the front Veranda into the very bright Kitchen and eating area, and work Island. The Primary Bedroom has loads of space for king sized bed, plus walk-in closet & 3 pc Ensuite with walk-in shower. The den upstairs has a window and is a perfect space to work from home or younger child bedroom. Complex offers a gym, guest suite, clubhouse & theater. Close to both levels of schools, future skytrain!