

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	4	Age:	6
Lot Area:		Full Baths:	3	Zoning:	CD34
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,914.23
Rear Yard Exp:	East	Maint. Fee:	222.00	For Tax Year:	2023
View:	No			P.I.D.:	030-398-622

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	5 - Total Units in Strata: 5
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	self managed
Complex / Subdiv:	WATKINS CREEK ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 1, PLAN EPS4907, SECTION 7, TOWNSHIP 40, 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:	None
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Security System,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In,Wine Cooler
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 14'6	Above	Bedroom	10'10 x 10'10
Main	Dining Room	8'5 x 11'2	Below	Flex Room	26'1 x 13'4
Main	Kitchen	9'11 x 13'8	Below	Utility	18'7 x 13'1
Main	Primary Bedroom	12'3 x 13'4			
Main	Foyer	6'2 x 5'0			
Above	Flex Room	7'6 x 10'6			
Above	Bedroom	10'10 x 11'6			

Finished Floor (Main):	1,057 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	567 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	1,057 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,681 sqft	Basement:	Full	Below	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,681 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Watkins Creek Estates. Rarely Available Boutique Style Row Housing. This 3 Bedroom, 3 1/2 Bath with Double Garage is Immaculate! The Primary Bedroom (Main Floor), Features Spacious Walk in Closet, 5 Pce Bath, Nu-Heat Flooring. The Living/Dining/Kitchen Area Boasts Open Concept Living!! Granite Counters, Stainless Appliances, Gas Stove, Tile Backsplash, Island, Wine Cooler, Upgraded Lighting, 2 Pce Powder Room (Main), A/C With Luxury Scenting System, Somfy Electric Blinds, B/I Vac, B/I Blue Tooth Speakers. Enjoy Your Peaceful Back Yard Oasis, Covered Deck, Gas Fireplace, NEW Patio. Upstairs: Loft/Office Space, Plus 2 more bedrooms & 3 Pce Bath. Basement: Laundry, 3 Pce Bath, Partially Finished (Bring Your Ideas)Close to Parks, Schools and Transit. Open House Sat/Sun July 27/28 2-4