

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>	44.00	<b>Bathrooms:</b>	3	<b>Age:</b>	5
<b>Lot Area (sq.ft.):</b>	3,875.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,707.17
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	171.37	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	030-552-435

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Log	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Homelife Advantage - 604-858-7368
<b>Complex / Subdiv:</b>	Thomas Crossing
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 80, PLAN EPS3659, SECTION 7, TOWNSHIP 26, 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
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Adult Oriented,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'11 x 12'9	Bsmt	Flex Room	21'0 x 12'7
Main	Dining Room	12'5 x 10'9	Bsmt	Storage	13'10 x 13'6
Main	Living Room	11'1 x 18'10			
Main	Primary Bedroom	11'10 x 13'2			
Main	Walk-In Closet	7'6 x 4'8			
Main	Den	8'9 x 7'7			
Bsmt	Bedroom	12'3 x 11'2			

<b>Finished Floor (Main):</b>	1,252 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	1,269 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Finished Floor (Total):</b>	2,521 sqft	<b>Basement:</b>	Full			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,521 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Beautifully appointed 2 bedroom plus den detached rancher w/bsmt in Thomas Crossing. Located on the inner circle of the complex Over 2500sqft of living & a 3875sqft lot. Meticulously cared for. Kitchen with quartz counters, shaker cabinets, island, gas range and stainless steel appliances. Downstairs comes has large second bedroom, spacious flex room, wet bar and tons of extra storage. Heated floors in bathrooms. No maintenance artificial turf outside, gas bbq hook up and fully covered patio with remote close sides for possible year round use. 2 car garage with epoxy flooring and added 2 car driveway parking. Close to all shopping, amenities and freeway access. Don't wait. Call Now!