

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	4	Age:	5
Lot Area:		Full Baths:	2	Zoning:	R4-A
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$2,617.38
Rear Yard Exp:		Maint. Fee:	375.00	For Tax Year:	2023
View:				P.I.D.:	030-675-375

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board, Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail., Garage; Single, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	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:	Torch-On	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv: MIDTOWN ONE

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Legal: STRATA LOT 79, PLAN EPS4450, DISTRICT LOT 257, GROUP 2, 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: Air Cond./Central, In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	12'6 x 12'1	Below	Flex Room	12'0 x 11'6
Above	Bedroom	10'6 x 8'4			
Above	Bedroom	9'6 x 9'4			
Above	Walk-In Closet	8'4 x 4'0			
Main	Living Room	13'8 x 10'6			
Main	Dining Room	13'8 x 10'6			
Main	Kitchen	17'8 x 7'10			

Finished Floor (Main):	686 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	715 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	340 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Main	2	No
Finished Floor (Total):	1,741 sqft	Crawl/Bsmt Height:		Below	2	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,741 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this immaculately cared for unit in Midtown with all the upgrades done that shows like new. This beautiful home features A/C to keep you cool, tiled gas fireplace, gas stove, and pot lights in the primary Bdrm with a 12' vaulted ceiling. Enjoy the open-concept main floor with 9' ceilings, a large kitchen island, and a spacious living area. The unit includes 3 Bdrms, 4 baths w/ quartz countertops in all the baths, a large rec room below, and nice views from all the rooms. Backing onto Meadowbrook Park for added privacy, the home also boasts a fenced yard, an 8x18 deck with a covered area, and proximity to visitor parking and a local park. Pet-friendly and minutes to all amenities and Hwy 1 access. Don't miss out!