

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	2	Age:	1
Lot Area:		Full Baths:	2	Zoning:	CD-143
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,723.44
Rear Yard Exp:		Maint. Fee:	349.15	For Tax Year:	2024
View:	No			P.I.D.:	031-924-166

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	94
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	ASSOCIA BRITISH COLUMBIA INC - 604-591-6060
Complex / Subdiv:	Windsor
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 77 SECTION 22 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS7384, 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,Elevator,In Suite Laundry,Playground,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 11'	Main	Laundry	6' x 5'
Main	Kitchen	9'6 x 11'6			
Main	Dining Room	10'4 x 10'			
Main	Primary Bedroom	10'6 x 14'			
Main	Walk-In Closet	5' x 5'			
Main	Bedroom	13'8 x 8'8			
Main	Bedroom	13'9 x 10'			

Finished Floor (Main):	1,100 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,100 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,100 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this stunning, bright, 3 bed, 2 bath corner unit in WINDSOR, located in convenient and rapidly growing Willoughby Heights. Boasting 1,100 sq. ft of living space with 2 parking stalls and an extra-large locker (12 feet x 8 feet, full height). UPDATES: Designer paint, air conditioning, crown mouldings throughout, custom closets and more. Premium stainless steel appliances, gas range, big island, polished solid quartz countertops, soft-close doors and drawers, gas BBQ hook-up on an oversized balcony. Pets and rentals allowed. Low strata fees, which includes gas too. Close to all levels of schools, amenities, shopping malls, groceries, parks and so much more! A MUST SEE!!! OPEN HOUSE: Sunday, July 21 @ 2-4 pm