

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):	Bathrooms:	2	Age:	15
Lot Area:	Full Baths:	2	Zoning:	MR-30
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,007.35
Rear Yard Exp:			For Tax Year:	2023
View:			P.I.D.:	027-914-712

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	185 - Total Units in Strata: 185
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	THE WYNFORD GROUP
Complex / Subdiv:	KALEDEN
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 79, PLAN BCS3092, SECTION 23, TOWNSHIP 1, 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:	Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 15'1			
Main	Dining Room	11'6 x 8'			
Main	Kitchen	14'4 x 13'5			
Above	Primary Bedroom	14'4 x 13'			
Above	Foyer	5' x 10'			
Above	Primary Bedroom	14'4 x 12'6			

Finished Floor (Main):	655 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	650 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,305 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,305 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Kaleden! This beautifully cared for 2 bedroom 2 bathroom townhome is the perfect home for a family just starting out. Very spacious main floor features upgraded laminate flooring, great room with living room, dining room and kitchen which leads to a walkout fenced back yard. Top floor features the large Primary Bedroom with walk thru closet leading to the ensuite, additional bedroom and bathroom on top floor as well. Double tandem garage with extra kickout area for added storage space, 220V POWER, new hot water tank and garburator. Amenities at Kaleden are second to none.... Swimming Pool, Hot Tub, Clubhouse, Gym just to name a few. Kaleden is a very proactive strata, centrally location, walking distance to Morgan Crossing.