

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2010
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	14
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-33
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,529.87
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	329.49	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	028-375-220

<b>Style of Home:</b>	3 Storey,Inside Unit	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<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>	Associa BC - 604-591-6060
<b>Complex / Subdiv:</b>	TIME BY PARKLANE HOMES
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 97, PLAN BCS3709, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Garden,In Suite Laundry
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 11'8			
Main	Kitchen	12'0 x 8'3			
Main	Dining Room	11'8 x 10'9			
Above	Primary Bedroom	12'6 x 11'8			
Above	Bedroom	9'3 x 8'2			
Above	Bedroom	10'10 x 9'0			

<b>Finished Floor (Main):</b>	598 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	700 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	42 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,340 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,340 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to the coveted "Time" by Parklane Homes. This stunning 3 Bed, 2.5 Bath Townhome is in pristine condition, exuding a brand-new feel. The open floor plan features soaring 9' ceilings & chic laminate floors. The gourmet kitchen, equipped w/ stainless steel appliances, seamlessly connects to the sun-drenched dining area, which leads to a generous south-facing deck—ideal for summer BBQs. The cozy family room at the front is perfect for relaxing. Upstairs, the tranquil master suite boasts an ensuite w/ double sinks, a separate tub, and a shower. Two additional bedrooms offer breathtaking mountain views. Parking is a breeze w/ a spacious double tandem garage & an extra driveway spot. Prime location! Just minutes to Golden Ears Bridge, Highway 1, shopping, & Dorothy Peacock Elementary.