

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,559.60
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	457.34	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	017-851-785

<b>Style of Home:</b>	2 Storey, Split Entry	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick, Vinyl, Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport & Garage
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s), Fenced Yard, Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Concrete, Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	First Service Residential - 604-220-9555
<b>Complex / Subdiv:</b>	Willow Arbour
<b>Services Connected:</b>	Community, Electricity
<b>Legal:</b>	PL LMS192 LT 71 LD 36 SEC 25 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Central Location, Recreation Nearby, Shopping Nearby
<b>Features:</b>	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions
<b>Listing Broker(s):</b>	Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'0 x 13'7	Below	Bedroom	10'10 x 10'0
Main	Dining Room	10'10 x 8'7	Main	Laundry	6'11 x 5'5
Main	Kitchen	17'3 x 9'4			
Main	Primary Bedroom	11'11 x 14'3			
Main	Bedroom	11'5 x 9'1			
Below	Bedroom	10'6 x 15'0			

<b>Finished Floor (Main):</b>	992 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	559 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Finished Floor (Total):</b>	1,551 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,551 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Beautifully updated 4 bed/3 bath home in Walnut Grove's Willow Arbour. The chef's kitchen with an oversized island, granite countertops, loads of cupboards & stainless appliances flows into a bright dining & living area w/ cozy fireplace. Primary bedroom, ensuite & an additional bedroom on the main level. Lower level boasts two spacious bedrooms, laundry, & a third full bath. AC & hot water on demand for added comfort. Updated windows is a bonus! Private west-facing backyard perfect for relaxation. Walk to amenities, near shopping and highways. Ideal for families and empty nesters, this home offers a wonderful community lifestyle.