

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	4	Age:	10
Lot Area:		Full Baths:	2	Zoning:	RM45
Flood Plain:		Half Baths:	2	Gross Taxes:	\$2,884.27
Rear Yard Exp:		Maint. Fee:	252.00	For Tax Year:	2023
View:	Yes			P.I.D.:	029-075-220

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	Marshall Mews
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 10 SEC 15 TOWNSHIP 16 PLAN EPS01332
Amenities:	Garden,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Century 21 Coastal Realty Ltd., Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 14'7	Above	Bedroom	11'0 x 9'4
Main	Kitchen	15'0 x 12'4	Above	Bedroom	10'0 x 9'6
Main	Dining Room	12'5 x 12'4	Below	Bedroom	12'5 x 9'3
Above	Primary Bedroom	12'5 x 12'0			

Finished Floor (Main):	727 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	727 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	297 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	1,751 sqft	Crawl/Bsmt Height:		Below	2	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,751 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Marshall Mews! Bright Corner townhome built in 2014 with 4 bedrooms, 4 baths, 1750 sqft of living area. Featuring a stunning kitchen with Stainless Steel appliances, Granite Countertops, Modern Cabinetry, and an extended bar overlooking a fenced backyard with patio for BBQ and entertaining. The living room features high ceilings, a fireplace and large windows. Master bedroom has a full ensuite and walk in clothes closet. Flex room down with full bath & separate entrance. Built in vacuum. Double wide driveway and double side by side parking garage. Low strata fees. Couple minutes away from freeway entrance. Walking distance to UFV and close to all other amenities!!