

Depth/Size (ft):	strata	Bedrooms:	4	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	4	Age:	3
Lot Area:		Full Baths:	3	Zoning:	R30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,206.49
Rear Yard Exp:		Maint. Fee:	373.85	For Tax Year:	2024
View:	Yes			P.I.D.:	031-310-401

Style of Home:	2 Storey w/Bsmt.,Split Entry	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	27 - Total Units in Strata: 27
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : Golf course
Mgmt. Company:	Homelife Advantage Realty - 604-858-7368
Complex / Subdiv:	GOLF POINTE ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 4 SECTION 25 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7293. TOGETHER WITH INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	Air Cond./Central,In Suite Laundry,Playground
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security System,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 11'4	Above	Bedroom	11'1 x 11'4
Main	Dining Room	16' x 8'11	Below	Foyer	7'10 x 3'8
Main	Kitchen	18'5 x 9'2	Below	Bedroom	14'4 x 16'
Main	Family Room	10'7 x 16'5	Below	Utility	4'11 x 5'7
Above	Primary Bedroom	11'9 x 12'9			
Above	Walk-In Closet	5'5 x 7'4			
Above	Bedroom	9'4 x 9'10			

Finished Floor (Main):	927 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	928 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	494 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsm't):	0 sqft	Crawl/Bsm't Height:		Above	3	No
Finished Floor (Total):	2,349 sqft	Basement:	Full,Fully Finished,Separate Entry	Below	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,349 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

End Unit Townhome at Golf Pointe Estates. This 4-bed, 4-bath townhome is packed with premium upgrades: alarm system, central vac, high-efficiency furnace, A/C, wide plank flooring, upgraded quartz countertops, and more. The spacious chef's kitchen with high-end appliances opens to a large living room and offers ample outdoor space with a private yard and two balconies overlooking the golf course. Upstairs features 3 large bedrooms including a luxurious primary suite with a walk-in closet, ensuite with a standalone tub, double vanity, and frameless glass shower. The lower floor includes a bedroom, storage, and a full bath. Perfect location near great schools, parks and amenities, as well as easy access to major highways and transit routes.