

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	4	Age:	2
Lot Area:		Full Baths:	3	Zoning:	SR-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,661.56
Rear Yard Exp:		Maint. Fee:	265.00	For Tax Year:	2023
View:	No			P.I.D.:	031-743-919

Style of Home:	Corner Unit,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	50 - Total Units in Strata: 50
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	EMC Strata Mgmt - 604-855-9895
Complex / Subdiv:	Skylark
Services Connected:	Electricity,Natural Gas
Legal:	STRATA LOT 21, PLAN EPS8205, SECTION 26, TOWNSHIP 8, 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:	Air Cond./Central
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 11'6	Above	Bedroom	10'5 x 11'0
Main	Dining Room	17'0 x 8'0	Above	Bedroom	10'2 x 10'0
Main	Kitchen	14'5 x 11'8	Below	Bedroom	10'6 x 8'5
Above	Primary Bedroom	13'11 x 14'4			

Finished Floor (Main):	771 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	780 sqft	# Of Kitchens:	1	Above	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	259 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	1,810 sqft	Basement:	Fully Finished	Below	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,810 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Stunning 4 bed / 4 bath end unit townhouse in the sought-after Boutique Skylark community. Chef's kitchen w/a large island, premium finishes, and abundant storage. Bright & airy layout with 10 ft ceilings & spacious living area. Luxurious primary bed w/ a spa-like ensuite, two additional spacious bedrooms, and convenient laundry upstairs. Lower level offers a versatile 4th bedroom or office with a private bathroom and extra storage. Features include central AC, high-efficiency furnace, side-by-side garage, and more. Within walking distance to Carvoth Park & Ride, shopping, top-notch schools, and easy highway access. Don't miss the opportunity to view this exceptional home!