

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	4	Age:	6
Lot Area:		Full Baths:	3	Zoning:	STRATA
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,571.63
Rear Yard Exp:	East	Maint. Fee:	351.00	For Tax Year:	2024
View:				P.I.D.:	030-683-891

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: TRIBE COMMUNITY MGMT - 604-353-5000

Complex / Subdiv: PELICAN COVE

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 18, PLAN EPS5400, DISTRICT LOT 169, GROUP 2, 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:

Site Influences: Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'4 x 6'4	Above	Bedroom	9'6 x 10'4
Main	Living Room	19'2 x 18'3	Below	Bedroom	11'6 x 8'9
Main	Kitchen	8'11 x 13'8	Below	Storage	6'1 x 8'10
Main	Dining Room	10'4 x 11'9			
Main	Primary Bedroom	13'1 x 12'3			
Above	Walk-In Closet	5'5 x 5'0			
Above	Bedroom	9'4 x 8'4			

Finished Floor (Main):	724 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	781 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	245 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,750 sqft	Basement:	None	Below	4	Yes
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,750 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Stunning duplex style 4 bedroom townhome in Pelican Cove One with a rare double side by side garage!!!! The main level presents a tasteful design, 9-foot ceilings, open concept living space, large kitchen (stainless steel appliances-including a 5 burner gas range). Spacious 150 sq.ft patio (n/gas hookup) is western exposed-you can feel the ocean breeze! Upper floor includes three bedrooms, spa like ensuite bathroom, plus a 4 piece bathroom. Generous side by side laundry room. Lower level has a FOURTH bedroom and ensuite bath! New blinds, upgraded light fixtures+dimmers+A/C 2024. Total 1750 sq.ft.-this four bedroom, four bathroom home has it all! Private yard and side yard for the veggie garden. Duplex style with only one neighbor + extra windows! Built in 2018 and shows like NEW!!!