

Depth/Size (ft):	strata	Bedrooms:	3	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	2	Age:	19
Lot Area:		Full Baths:	2	Zoning:	CD-52
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,042.64
Rear Yard Exp:		Maint. Fee:	435.45	For Tax Year:	2023
View:	No			P.I.D.:	026-476-924

Style of Home:	2 Storey w/Bsmt.,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	164 - Total Units in Strata: 164
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	AWM Alliance - 604-685-3227
Complex / Subdiv:	Sagebrook
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 115, PLAN BCS981, DISTRICT LOT 311, 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 1 OR V, AS APPROPRIATE
Amenities:	Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 12'0			
Main	Dining Room	14'11 x 10'10			
Main	Kitchen	13'6 x 11'4			
Above	Primary Bedroom	12'0 x 11'4			
Above	Bedroom	9'11 x 8'9			
Above	Bedroom	8'2 x 7'9			
Bsmt	Foyer	6'4 x 3'6			

Finished Floor (Main):	635 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	634 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	55 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,324 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,324 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Sagebrook welcomes you to this beautifully updated 1324 sq ft home. Open concept plan with large living areas featuring fresh paint, upgraded laminate flooring and cozy gas fireplace. Kitchen includes stainless steel appliances, generous cupboard space and hard to find direct walk out access to the amazing patio and private yard, perfect for BBQ's and outdoor entertaining. Upstairs boasts large master bedroom with full ensuite plus 2 additional bedrooms, 4 pc main bath, and brand new carpets! Enjoy resort style amenities with outdoor pool and hot tub, large clubhouse with indoor hockey room and gym. Ideal location close to shopping, schools, parks and transit. Quick possession possible. Book your showing today!