

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	5
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,138.70
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	412.80	<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-876-958

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	64 - Total Units in Strata: 64
<b># of Fireplaces:</b>	2 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Carpet,Laminate,Tile	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Sunsets & City Landscape
<b>Mgmt. Company:</b>	Dwell Property Management
<b>Complex / Subdiv:</b>	THE TERRACES
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 59, PLAN EPS4209, SECTION 11, TOWNSHIP 12, 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
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Cul-de-Sac,Private Yard,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 12'10	Above	Bedroom	13' x 9'4
Main	Kitchen	20' x 9'	Above	Bedroom	9'5 x 9'5
Main	Dining Room	15'3 x 9'6	Bsmt	Bedroom	18'1 x 11'9
Main	Eating Area	10'5 x 10'1	Bsmt	Foyer	6'3 x 3'
Main	Foyer	6'3 x 3'			
Above	Primary Bedroom	14'7 x 12'10			
Above	Walk-In Closet	6'3 x 5'10			

<b>Finished Floor (Main):</b>	920 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	887 sqft	<b># Of Kitchens:</b>	1	Above	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	430 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	Yes
<b>Finished Floor (Total):</b>	2,237 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry	Main	2	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,237 sqft	<b># Of Pets:</b>				

**\*\*ABSOLUTELY STUNNING\*\*** This spacious over 2200 sq ft executive townhome features 4 bedrooms, and 4 baths, including 2 master suites. Beautifully designed, this gorgeous home features 9' ceilings, high-end plank floors & huge covered deck with sunset views. The gourmet kitchen is a chef's dream, equipped with stainless steel appliances, quartz counters, eating bar & walk-in pantry. Off the kitchen is a huge patio & massive yard (Biggest in the complex) perfect for summer BBQ's. Upstairs are 3 bedrooms with master exceeding 14x13, equipped with a 5pc SPA-LIKE ENSUITE + W/I closet. Downstairs is a very large bedroom/rec room with another ensuite bathroom. BONUS is the AIR CONDITIONING. Very close to Samuel Robertson High, the new Cesqenela Elementary School, parks & trails.