

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2018
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	6
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM30
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,769.33
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	246.55	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-432-022

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Greenspace
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community
<b>Legal:</b>	STRATA LOT 13, BLOCK 5N, PLAN EPS4049, SECTION 10, RANGE 2W, 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>	In Suite Laundry
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'9 x 15'2	Above	Primary Bedroom	11'2 x 13'4
Main	Dining Room	10'4 x 7'7			
Main	Kitchen	8'6 x 9'2			
Main	Bedroom	13'7 x 9'			
Below	Bedroom	11'11 x 8'9			
Above	Bedroom	9'3 x 9'7			
Above	Bedroom	9'1 x 9'5			

<b>Finished Floor (Main):</b>	641 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	696 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	234 sqft	<b># Of Levels:</b>	3	Below	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other	Above	3	No
<b>Finished Floor (Total):</b>	1,571 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	1,571 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Large 5 bed END UNIT with TONS OF PARKING + DOUBLE GARAGE. LARGE BEDROOM on MAIN FLOOR - FULL BATH/BEDROOM downstairs and 3 bed 2 bath upstairs. Shows 10/10 - SPACIOUS UNIT with PRIVACY (GREENSPACE)!