

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2005
Frontage (ft):	Bathrooms:	4	Age:	19
Lot Area:	Full Baths:	3	Zoning:	RM2
Flood Plain:	Half Baths:	1	Gross Taxes:	\$8,081.27
Rear Yard Exp:	Maint. Fee:	743.31	For Tax Year:	2023
View:			P.I.D.:	026-513-480

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	60
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Mixed,Tile,Carpet	Fixtures Rmvd:	

View:	
Mgmt. Company:	Pacific Quorum - 604-685-3828
Complex / Subdiv:	The Manor at Edgemont
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 38, PLAN BCS1296, DISTRICT LOT 601, GROUP 1, 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:	In Suite Laundry
Site Influences:	Private Setting,Recreation Nearby,Shopping Nearby,Ski Hill Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'1	Above	Bedroom	11'9 x 15'9	Below	Storage	7'6 x 3'2
Main	Dining Room	12'6 x 15'9	Above	Walk-In Closet	5'9 x 5'1	Below	Utility	7'2 x 16'7
Main	Kitchen	11'1 x 9'	Above	Bedroom	15' x 12'2			
Main	Primary Bedroom	17'9 x 12'2	Above	Laundry	5'9 x 6'11			
Main	Walk-In Closet	5'7 x 5'5	Above	Flex Room	5'7 x 5'11			
Main	Foyer	5'6 x 4'7	Below	Games Room	35'6 x 22'2			
Above	Family Room	18'7 x 9'10	Below	Gym	13'3 x 6'2			

Finished Floor (Main):	1,235 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	925 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,235 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	3	No
Finished Floor (Total):	3,395 sqft	Basement:	Fully Finished	Below	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	3,395 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to The Manor at Edgemont, ideally situated in a sought after location. This stunning corner townhouse features bright, spacious open-concept living areas with high ceilings and beautiful hardwood floors. The gourmet kitchen boasts gas cooking, updated S/S steel appliances, granite countertops, & two cozy fireplaces. French doors open to ideal patio, perfect for outdoor gatherings. This home offers 3 spacious bedrooms, including a luxurious primary suite with a walk-in closet and spa-like ensuite bath on the main floor. Downstairs, a large rec room serves as a media room, games room, home gym, or potential 4th bedroom with full bath. Conveniently close to Edgemont Village, Grouse Mountain, Parks & Schools. Join us for an Open House on Saturday & Sunday, July 27 & 28, 2-4pm!