

Depth/Size (ft):		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:	\$4,058.54
Rear Yard Exp:		Maint. Fee:	439.13	For Tax Year:	2024
View:	Yes			P.I.D.:	026-264-145

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Lane
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	Yes : Greenspace
Mgmt. Company:	AWM Alliance - 604-685-3227
Complex / Subdiv:	Sagebrook
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 52, PLAN BCS981, DISTRICT LOT 311, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY
Amenities:	Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Central Location,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

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

Finished Floor (Main):	645 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	669 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	56 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,370 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,370 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautiful and private 1370 square foot 3 bedroom End unit home in sought after Sagebrook. This home has an open concept plan, complete with laminate flooring, large living area with fireplace, eating area off of kitchen, and large deck backing onto the pristine greenbelt. Feel one with nature as you relax on your private deck, or in your fully fenced yard looking out to the trees and perfect for the family bbq. Upstairs boasts large primary bedroom with full ensuite, 2 more bedrooms, and 4 piece main bathroom. This desirable complex has an outdoor pool and hot tub, large clubhouse, exercise room and equipment, and even an indoor hockey room. Centrally located close to all amenities including shopping, schools, parks, and transit. A perfect location, this home is a must see.