

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	3	Age:	4
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,706.37
Rear Yard Exp:		Maint. Fee:	261.39	For Tax Year:	2024
View:	Yes			P.I.D.:	031-039-081

Style of Home:	Inside Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	Public Transit: Above - School Bus: Bedroom
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : city
Mgmt. Company:	Davin Management - 604-594-5643
Complex / Subdiv:	Kensington Lofts
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 43, PLAN EPS6271, SECTION 26,TOWNSHIP 8, 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,Playground
Site Influences:	Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Flex Room	12'6 x 8'4	Main	Dining Room	10'10 x 10'6
Main	Kitchen	14'6 x 8'4			
Main	Dining Room	10'10 x 10'6			
Main	Living Room	16'6 x 15'6			
Above	Primary Bedroom	12'2 x 12'			
Above	Bedroom	9'11 x 8'8			

Finished Floor (Main):	669 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	709 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	257 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,731 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,731 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Kensington Lofts by Vesta Properties - This beautiful 3 bed 3 bath is situated between Carvolth, Yorkson and Willoughby at 202B and 83rd Ave. It's just minutes from highway 1 and surrounded by lots of shopping and dining. The front has a generous sized flex room that converts to your needs. Large double garage, the middle floor is open, bright and modern. Beautiful gourmet kitchen, with a bright family room. Upstairs is naturally well lit bedrooms, the master bedroom includes a spa like ensuite. It will not disappoint!