

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	3	Age:	30
Lot Area:		Full Baths:	3	Zoning:	RM16
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,265.56
Rear Yard Exp:		Maint. Fee:	665.21	For Tax Year:	2024
View:	Yes			P.I.D.:	018-868-002

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double, Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 37
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Other, Tile, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mt Baker
Mgmt. Company:	
Complex / Subdiv:	BLACKBERRY CREEK
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 3, PLAN LMS1439, PART SE1/4, SECTION 28, TOWNSHIP 16, 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 1 OR V, AS APPROPRIATE
Amenities:	Air Cond./Central, Club House, In Suite Laundry
Site Influences:	Adult Oriented, Cul-de-Sac, Gated Complex, Greenbelt, Private Setting, Retirement Community
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	19' x 9'11	Below	Bedroom	18'11 x 11'6
Main	Eating Area	11'1 x 9'11	Below	Recreation Room	30'5 x 21'9
Main	Living Room	17'9 x 11'11	Below	Storage	25'8 x 14'
Main	Dining Room	7'6 x 11'11			
Main	Primary Bedroom	15'6 x 11'6			
Main	Walk-In Closet	5'10 x 7'1			
Main	Bedroom	11'4 x 9'11			

Finished Floor (Main):	1,426 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	1,169 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,595 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	257 sqft	Basement:	Full, Fully Finished			
Grand Total:	2,852 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover tranquility in this spacious 2,800 square foot townhouse nestled in a quiet, adult-oriented complex surrounded by lush greenbelts. This rancher-style home with a basement offers the perfect blend of single-level living and additional space for all your needs. Step into the inviting living room, where vaulted ceilings create an airy atmosphere, perfect for entertaining or relaxing. The primary bedroom on the main floor provides convenience and comfort, while two additional bedrooms ensure ample space for family or guests. Downstairs, a large recreation room awaits, ideal for movie nights, hobbies, or as a home gym. The big storage area is a dream come true for organization enthusiasts or those with extensive collections.