

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	1	Zoning:	R5
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,312.10
Rear Yard Exp View:		Maint. Fee:	326.23	For Tax Year:	2024
				P.I.D.:	018-525-105

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	
# 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),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: Pacific Quorum - 604-685-3828

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 57, PLAN LMS987, SECTION 7, TOWNSHIP 26, 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

Amenities: Garden

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 13'1	Above	Bedroom	10' x 9'
Main	Dining Room	9'1 x 10'3	Above	Bedroom	10' x 9'7
Main	Kitchen	11'11 x 7'10	Below	Other	13'2 x 8'9
Main	Nook	6'9 x 5'			
Main	Foyer	5'4 x 4'10			
Above	Primary Bedroom	12'3 x 11'4			
Above	Walk-In Closet	5'1 x 5'2			

Finished Floor (Main):	631 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	653 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	216 sqft	# Of Levels:	3	Above		Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	1,500 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,500 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome Home to Riverwynd! This 3 bedroom + den/flex & 2.5 bathroom end unit townhome is located in the heart of Sardis with a true double garage! The main floor features large, cozy living room with gas fireplace, full sized dining room, 2 private balconies & an upgraded kitchen with stainless steel appliances, pantry & built-in shelving. Above floor offers three large bedrooms, 2 full bathrooms that were recently renovated & tons of storage! Below is a flex/den/bedroom space & more storage. Extensive list of updates including laminate flooring & paint. In-suite laundry! Rentals, dogs & cats allowed with no size restrictions. Low strata fees! Fenced yard for the kids with privacy hedges. Close to schools, shopping, trails, Cheam Leisure Center with pool & Cultus Lake. Call today to view!