

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	4	Age:	28
Lot Area:		Full Baths:	3	Zoning:	CD-7
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,044.27
Rear Yard Exp:	South	Maint. Fee:	376.18	For Tax Year:	2023
View:	No			P.I.D.:	023-642-670

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 38
# 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:	Laminate,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Hugh and McKinnon - 604-541-5210
Complex / Subdiv:	Sycamores
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 28, PLAN LMS2436, PART NW1/4, SECTION 25, TOWNSHIP 8, GROUP 2, 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:	Club House,Garden,Guest Suite,In Suite Laundry,Playground
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 9'10	Above	Bedroom	13' x 10'4
Main	Eating Area	12'3 x 8'2	Above	Bedroom	12'1 x 10'1
Main	Living Room	14' x 13'5	Bsmt	Laundry	12'3 x 5'4
Main	Dining Room	9'11 x 9'	Bsmt	Bedroom	12'4 x 12'3
Main	Foyer	5'6 x 4'5	Bsmt	Family Room	13'8 x 13'4
Above	Primary Bedroom	12'8 x 12'8	Bsmt	Recreation Room	12'9 x 9'9
Above	Walk-In Closet	5'1 x 4'10	Bsmt	Storage	8'6 x 7'1

Finished Floor (Main):	1,016 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	706 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	741 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	2,463 sqft	Basement:	Fully Finished	Bsmt	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,463 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Sycamores beauty! 2463 sf 2 storey w/basement style townhouse in a great neighborhood of Walnut Grove. Main features your kitchen w/eating area and access to the south exposed fully fenced backyard. Then a living rm w/gas f/p, dng room, powder room and large foyer. Upstairs has 3 spacious bdrms, 2 full bthrms, primary w/wi closet. The bsmt has another bdrm, full bthrm, rec rm & laundry. White kitchen w/white appliances, tons of natural sunlight, laminate, tile, carpet, tastefully decorated. Simply a great value for your dollar! Low main. fees, good amenities, great strata! Single car extra tall garage + apron spot on the side. Close to transit, hwy 1, shopping, restaurants, top notch schools, nature trails.