

Depth/Size (ft):	Bedrooms: 3	Approx. Year Built: 1991
Frontage (ft):	Bathrooms: 3	Age: 33
Lot Area:	Full Baths: 2	Zoning: CD9-NS
Flood Plain:	Half Baths: 1	Gross Taxes: \$3,951.74
Rear Yard Exp:	Maint. Fee: 439.74	For Tax Year: 2022
View:		P.I.D.: 017-527-503

Style of Home: 3 Level Split,Rancher/Bungalow w/Bsmt.	Parking: Total: 2 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Vinyl	Parking Access:
Foundation:	Parking: Garage; Double
Rain Screen:	Locker: No
Renovations:	Units in Dev: 172 - Total Units in Strata: 172
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Electric,Forced Air	Property Disc: Yes
Outdoor Area: Balcny(s) Patio(s) Dck(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased:
Floor Finish:	Fixtures Rmvd:

View:

Mgmt. Company: COLOSSEUM - 778-623-2530

Complex / Subdiv:

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

Legal: STRATA LOT 33 OF DISTRICT LOT 349 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS74 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House,Pool; Indoor,Swirlpool/Hot Tub

Site Influences: Marina Nearby,Recreation Nearby,Shopping Nearby,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 13'3	Main	Patio	13'9 x 7'9	Above	Office	9'2 x 8'4
Main	Dining Room	13'3 x 10'1	Below	Foyer	4'11 x 5'2	Above	Bedroom	12'2 x 10'8
Main	Utility	9'5 x 11'0	Below	Laundry	8'3 x 5'2			
Main	Storage	12'4 x 10'7	Below	Flex Room	12'2 x 11'1			
Main	Kitchen	9'10 x 10'2	Above	Primary Bedroom	15'2 x 15'8			
Main	Eating Area	7'9 x 7'6	Above	Walk-In Closet	9'9 x 5'4			
Main	Family Room	13'8 x 15'7	Above	Bedroom	9'9 x 15'8			

Finished Floor (Main): 839 sqft	# Of Rooms: 16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 1,032 sqft	# Of Kitchens: 1	Below	2	No
Finished Floor (Below): 366 sqft	# Of Levels: 3	Above	4	No
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:	Above	5	Yes
Finished Floor (Total): 2,237 sqft	Basement: Fully Finished			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 2,237 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

This 2200+ sqft, 3 bedroom and den, PLUS flex area, 2.5 bathroom, townhouse in popular and extremely well managed TREETOPS is available now! Upstairs offers 3 spacious bedrooms with 2 full bathrooms with a large walk-in closet and ensuite bathroom in the primary bedroom. Main floor offers loads of space with a formal living/dining area and family room off the kitchen. Bonus- huge storage area in crawl space with easy access, built in shelving and 5' headroom . Mid level offers an office with 2 piece bath, and full size laundry room. Updates over the years include a newer furnace, roof, windows, B/I vac, garden sprinkler system, natural gas BBQ hookup and newer hot water tank.