

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1999
Frontage (ft):		Bathrooms:	3	Age:	25
Lot Area:		Full Baths:	2	Zoning:	SCR
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,050.85
Rear Yard Exp:		Maint. Fee:	459.33	For Tax Year:	2024
View:	Yes			P.I.D.:	023-642-599

Style of Home:	4 Level Split,Basement Entry	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Valley Views
Mgmt. Company:	Homelife - 604-858-7368
Complex / Subdiv:	Maple Hills
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 28, PLAN LMS1735, DISTRICT LOT 269, GROUP 2, NEW WESTMINSTER LAND DISTRICT, & DL 270; 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
Site Influences:	Gated Complex,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Foyer	7'2 x 6'2	Main	Dining Room	9'5 x 7'5
Bsmt	Den	9'8 x 11'10	Main	Kitchen	10' x 12'10
Bsmt	Office	9'8 x 11'10	Above	Primary Bedroom	11'11 x 15'10
Below	Den	16'11 x 15'5	Above	Bedroom	12'7 x 11'8
Below	Bedroom	16'11 x 11'4	Above	Laundry	7'1 x 5'6
Below	Utility	13'2 x 8'6	Above	Walk-In Closet	4'4 x 6'5
Main	Living Room	17'3 x 28'1			

Finished Floor (Main):	759 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	770 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	648 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	420 sqft	Crawl/Bsmt Height:		Below	2	No
Finished Floor (Total):	2,597 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,597 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Offering privacy, accessibility and breathtaking views of the Valley below. Affordable end unit, partially renovated, well laid out, 3 bedroom/3 bathroom split level townhome offers lots of options. Entry level has a large split office den combo or could be used as an additional bedroom. A few steps up lead you to a private bedroom and den/rec-room combo, perfect for the in-laws or growing teen. Main floor boasts vaulted ceilings, 2 way natural gas fireplace, large living room and walk out deck with amazing views. Upper level offers a primary suite with private patio, walk in closet and 4 piece ensuite with soaker tub. One additional bedroom, bathroom and laundry complete the upper floor. New furnace h/w tank in 2023. Quick Hwy access. Minutes to all levels of shopping.