

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	3	Age:	5
Lot Area:		Full Baths:	2	Zoning:	CD109
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,414.68
Rear Yard Exp:		Maint. Fee:	313.00	For Tax Year:	2024
View:	No			P.I.D.:	030-664-284

Style of Home:	3 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 75
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Houghton Realty
Complex / Subdiv:	BOULEVARD
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 37, PLAN EPS5351, SECTION 24, TOWNSHIP 8, 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 V
Amenities:	Club House
Site Influences:	Central Location,Shopping Nearby
Features:	Clothes Washer/Dryer,Dishwasher,Garage Door Opener,Microwave,Oven - Built In,Range Top,Security System,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Macdonald Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'4	Above	Bedroom	10'2 x 11'
Main	Dining Room	14'10 x 8'4	Below	Den	8'3 x 8'5
Main	Kitchen	12'1 x 9'11	Below	Foyer	5'8 x 7'11
Main	Storage	4'9 x 4'7	Below	Storage	4'9 x 4'7
Above	Primary Bedroom	12'4 x 11'2			
Above	Walk-In Closet	6'6 x 7'11			
Above	Primary Bedroom	12' x 9'			

Finished Floor (Main):	660 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	681 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	202 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:		Above	3	No
Finished Floor (Total):	1,543 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,543 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Popular BOULEVARD SOUTH END UNIT! This modern 3-bedroom, 3-bathroom townhome in the heart of Willoughby offers an ideal blend of style and convenience. The open-concept layout maximizes space, with high ceilings and ample natural light throughout. The gourmet kitchen features stainless steel appliances, a gas range, built-in microwave, wall oven, and quartz countertops. Enjoy summer BBQs on the balcony! The upper level includes a spacious Master with a built-in closet and luxurious 5-piece ensuite. Flex space on the ground level can serve as an office or 4th bedroom. A large DOUBLE side-by-side GARAGE and plenty of parking out front add to the appeal. Steps from Richard Bullpitt Elementary, Willoughby Town Centre, transit, and highway access.