

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1970
Frontage (ft):		Bathrooms:	2	Age:	54
Lot Area:		Full Baths:	1	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,620.94
Rear Yard Exp:		Maint. Fee:	374.75	For Tax Year:	2023
View:	No			P.I.D.:	000-994-197

Style of Home:	2 Storey,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick	Parking Access:	
Foundation:		Parking:	Carport; Single
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	

View:	No
Mgmt. Company:	PROFILE PROPERTIES - 604-464-7548
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 47, PLAN NWS20, SECTION 6, TOWNSHIP 40, 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:	None
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	7'5 x 8'10	Above	Bedroom	9'1 x 12'4
Main	Living Room	11'6 x 12'9	Above	Bedroom	9'11 x 12'4
Main	Dining Room	7'11 x 12'5	Above	Storage	5'6 x 4'8
Main	Storage	8'1 x 7'2			
Main	Kitchen	7'3 x 7'6			
Main	Laundry	5'0 x 8'7			
Above	Primary Bedroom	10'8 x 13'10			

Finished Floor (Main):	680 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	709 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,389 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,389 sqft	# Of Pets:				

Beautifully renovated 3-bedroom, 3-bathroom townhouse. Each bathroom has been meticulously updated to provide a spa-like experience which includes a rain-shower head in primary bath. Newer flooring throughout adds a fresh, contemporary feel. Stay comfortable year-round with central air conditioning, and enjoy cozy evenings by the brand-new natural gas fireplace. For eco-conscious homeowners, an electric car charger is already installed, making it easy to stay green. Centrally located, this home provides easy access to local amenities, schools, and transportation, making it ideal for families and professionals alike. Don't miss out on this move-in ready gem—schedule your showing today!