

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2023
Frontage (ft):	Bathrooms:	3	Age:	1
Lot Area:	Full Baths:	2	Zoning:	RM-1
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,305.63
Rear Yard Exp:	Maint. Fee:	340.98	For Tax Year:	2024
View:			P.I.D.:	031-926-215

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	29 - Total Units in Strata: 29
# of Fireplaces:	0 - Fuel:	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,Carpet	Fixtures Rmvd:	Yes

View:

Mgmt. Company: First Service Residential - 855-683-8900

Complex / Subdiv: Kennedy

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

Legal: STRATA LOT 4 SECTION 21 TOWNSHIP 12 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS9138 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: In Suite Laundry

Site Influences: Central Location

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	3'10 x 5'7	Above	Walk-In Closet	6'6 x 4'11
Main	Kitchen	10'10 x 11'1			
Main	Dining Room	8'10 x 13'6			
Main	Living Room	14'3 x 16'2			
Above	Primary Bedroom	10'2 x 11'8			
Above	Bedroom	10'10 x 10'3			
Above	Bedroom	8'7 x 10'6			

Finished Floor (Main):	669 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	669 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	59 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	No
Finished Floor (Total):	1,397 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,397 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

The Kennedy presents: Spacious 3 bed 3 bath Townhouse with double car garage. Main floor features open floor plan with 9ft ceilings and oversized windows for an abundance of natural light. Kitchen boasts quartz countertops, 5 burner gas stove, s/s appliances and island for extra storage. Balcony off kitchen for easy entertaining. Upstairs you will find large primary bedroom with walk in closet and ensuite with double sinks and glass shower. 2 additional bedrooms upstairs, full 4 pc bathroom and laundry! The backyard is perfect for outdoor fun with family & friends! Walking distance to: Transit, shopping, restaurants and parks! Short commute to Maple Ridge Shopping Center, West Coast Express, Golden Ear Provincial Park. Pets welcome and A/C INCLUDED! EV charging ready.