

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	3	Age:	3
Lot Area:		Full Baths:	2	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,739.51
Rear Yard Exp:		Maint. Fee:	306.67	For Tax Year:	2023
View:	No			P.I.D.:	903-030-686

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Metal	Parking Access:	
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Colyvan Pacific - 604-683-8399
Complex / Subdiv:	Base 10
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	UNIT 165 CLSR 110373 WITHIN LOT 555 CLSR 109821
Amenities:	Air Cond./Central,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 14'5	Below	Foyer	4'1 x 6'1
Main	Dining Room	10'4 x 14'11	Below	Den	8'11 x 9'0
Main	Kitchen	8'9 x 14'11			
Above	Primary Bedroom	10'3 x 12'5			
Above	Walk-In Closet	4'4 x 6'0			
Above	Bedroom	7'11 x 14'0			
Above	Bedroom	11'0 x 11'6			

Finished Floor (Main):	625 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	687 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	181 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,493 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,493 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover the charm this bright designer townhome has to offer. Plenty of room for the whole family with 3 bedrooms, plus a den, 3 bathrooms, a double car garage with additional double car driveway. This home comes with many upgrades including, stainless steel appliances, gas range, gas fireplace, powder room on the main level, upgraded vacuum system, 2" blinds through out, large balcony, and air conditioning. Base 10 comes complete with a playground and basketball court. Within walking distance to schools, shopping, and an abundance of recreational activities.