

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	2	Age:	29
Lot Area:		Full Baths:	2	Zoning:	CD-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,035.08
Rear Yard Exp:		Maint. Fee:	394.31	For Tax Year:	2024
View:				P.I.D.:	019-153-414

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 2
Construction:	Other	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Other,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Dwell Property Management - 604-821-2999

Complex / Subdiv: Walnut Grove

Services Connected: Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 69, PLAN LMS1821, PART NE1/4, SECTION 26, 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 1

Amenities: Club House,Garden,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub

Site Influences: Adult Oriented,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Dishwasher,Disposal - Waste,Range Top,Security - Roughed In,Vacuum - Roughed In,Windows - Thermo

Bylaw Restrict: Age Restrictions,Pets Allowed,Rentals Allwd w/Restrctns

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 11'4	Main	Den	8' x 13'1
Main	Dining Room	13'1 x 10'4	Main	Walk-In Closet	5'1 x 8'9
Main	Kitchen	9'7 x 9'3			
Main	Nook	8'5 x 7'10			
Main	Family Room	13' x 16'1			
Main	Primary Bedroom	12'1 x 15'2			
Main	Bedroom	10' x 12'8			

Finished Floor (Main):	1,582 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,582 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,582 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to Summerfield by Polygon, a tranquil community perfect for adult-oriented living in Walnut Grove. This charming rancher townhouse offers heritage architecture with a welcoming porch entrance, ideal for enjoying the serene surroundings. Features include: spacious single level living, private fenced south facing backyard, vaulted ceilings, in-floor heating, 2x cozy gas fireplace, updated fridge and stove, wine cooler, family room and more. Discover the comfort and convenience of rancher townhouse living in this desirable neighborhood. Don't miss out on this opportunity to call Summerfield your new home!