

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1979
Frontage (ft):	Bathrooms:	1	Age:	45
Lot Area:	Full Baths:	1	Zoning:	MR 15
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,786.31
Rear Yard Exp:	Maint. Fee:	223.69	For Tax Year:	2024
View:			P.I.D.:	001-680-587

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Open, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	
Mgmt. Company:	Fraser Campbell - 604-585-3276
Complex / Subdiv:	HYLAND CREEK
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 34, PLAN NWS1187, SECTION 16, TOWNSHIP 2, 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 OR V, AS APPROPRIATE
Amenities:	Club House, In Suite Laundry, Pool; Outdoor, Storage
Site Influences:	Private Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 11'6	Main	Storage	3'6 x 6'6
Main	Dining Room	14'5 x 5'6			
Main	Kitchen	11'2 x 12'2			
Main	Foyer	3'8 x 6'8			
Above	Primary Bedroom	9'1 x 12'10			
Above	Bedroom	8'6 x 11'11			
Above	Bedroom	11'2 x 8'11			

Finished Floor (Main):	580 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	548 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,128 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,128 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Hyland Creek! This beautifully updated 3-bed, 1-bath, end unit townhome is a gem. Enjoy your private, fenced backyard with a brand new deck and fence. With low maintenance fees, a pool, and a playground, this family-oriented complex offers everything you need. Surrounded by lush green space, ponds, creeks, and trails, it's a nature lover's dream. Bonus, you're conveniently close to transit, parks, schools, and amenities. Don't miss out on this fantastic opportunity!