

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	3	Age:	35
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,297.64
Rear Yard Exp:		Maint. Fee:	443.71	For Tax Year:	2023
View:	No			P.I.D.:	012-746-479

Style of Home:	4 Level Split,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	41
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:	No
Mgmt. Company:	ASSOCIA - 604-595-5380
Complex / Subdiv:	
Services Connected:	Electricity,Storm Sewer,Water
Legal:	STRATA LOT 11 DISTRICT LOT 46 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN NW2915 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'5 x 4'2			
Main	Kitchen	8'0 x 9'1			
Main	Dining Room	7'9 x 12'11			
Main	Living Room	14'3 x 20'1			
Above	Primary Bedroom	13'7 x 13'10			
Above	Bedroom	7'7 x 10'6			
Above	Bedroom	16'3 x 11'10			

Finished Floor (Main):	686 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	748 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	4	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,434 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,434 sqft	# Of Pets:				

Check out this OPEN LAYOUT, END UNIT 4 level, 3 bed, 3 bath townhome at Place Laval! Kitchen updates include granite countertops, SS appliances, full-tile backsplash with undermount sink. 2 out of the 3 bedrooms have full ensuites and 1 comes with a private deck. Great family room with cozy wood fireplace with french doors that open to the beautiful private backyard surrounded by mature hedges perfect for entertaining, gardening, pets or for kids to play. The home is perfectly located with easy access to Lougheed Highway, Highway 1, public transit, skytrain, local parks, shopping and restaurants. Don't miss out!