

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	3	Age:	29
Lot Area:		Full Baths:	2	Zoning:	RTH3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,440.31
Rear Yard Exp:	West	Maint. Fee:	589.90	For Tax Year:	2023
View:	Yes			P.I.D.:	018-246-613

Style of Home:	3 Storey,End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	55 - Total Units in Strata: 55
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Hardwood	Fixtures Rmvd:	

View:	Yes : Colony Farm - West view
Mgmt. Company:	Quay Pacific - 604-521-0876
Complex / Subdiv:	Parkview Ridge
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 33, PLAN LMS384, DISTRICT LOT 169, GROUP 1, 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:	In Suite Laundry
Site Influences:	Central Location,Gated Complex,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	15'8 x 8'10	Above	Bedroom	10'4 x 8'10
Main	Living Room	15'8 x 11'6	Below	Den	9' x 12'6
Main	Kitchen	12' x 7'11	Below	Laundry	11'9 x 8'
Main	Family Room	15'3 x 11'10	Below	Storage	14'2 x 6'8
Above	Primary Bedroom	16'3 x 13'4	Below	Foyer	6'3 x 7'2
Above	Bedroom	11'9 x 10'9			
Main	Family Room	15'5 x 11'11			

Finished Floor (Main):	996 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	804 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	478 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	2,278 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,278 sqft	# Of Pets:				

This gated complex overlooks COLONY FARM PARK with VIEWS to the North Shore Mountains. This CORNER UNIT has a total of three beds/3 baths with spacious master bedroom on the upper LEVEL with large windows & deluxe five piece ensuite. Large tile entry with den off foyer. Kitchen has vaulted ceilings, eating area & LARGE windows to take in the views. Family room has a gas fireplace and access to a HUGE private deck. Formal living & dining room look out to the HUGE backyard. Double garage with over height ceiling & mezzanine for EXTRA storage off laundry room in crawl space. Also, room for 2 more CARS in driveway! Amazing views & Natural light. Easy access to Maryhill Bypass, Hwy 1 & Lougheed Hwy. Must See! This home won't last long.