

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2010
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	14
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,522.42
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	343.81	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	028-156-773

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Concrete,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	- Total Units in Strata: 32
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain & Valley
<b>Mgmt. Company:</b>	Steadfast Properties Ltd. - 604-864-6400
<b>Complex / Subdiv:</b>	Vedder Landing
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 11, PLAN EPS149, SECTION 1, TOWNSHIP 23, 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
<b>Amenities:</b>	Playground
<b>Site Influences:</b>	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

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

<b>Finished Floor (Main):</b>	655 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	673 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	75 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	1,403 sqft	<b>Basement:</b>	Unfinished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	4			
<b>Grand Total:</b>	1,403 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

LIFESTYLE! Just steps from the Vedder River walking trails, 5 minutes to Cultus Lake & a few minutes from Garrison Crossing. This beautiful 3 bedroom, 3 bathroom townhouse is centrally located and has it all. The main level is open and bright w/ a walk-out patio, beautiful kitchen, eat-up island, and a large dining space. The main floor living room features an electric fireplace and large windows providing an array of natural light. The whole unit has been freshly painted w/ new carpet installed on the stairs. The fenced & peaceful backyard is private and perfect for your pet. Large tandem garage w/ an extra parking space in front of the garage for 3 parking spots total. All while conveniently located close to the "Eddy" - a brewery, ice creamery, cafe and climbing gym! Book a tour today!