

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	2	Age:	13
Lot Area:		Full Baths:	2	Zoning:	MR30
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,748.22
Rear Yard Exp:	South	Maint. Fee:	331.00	For Tax Year:	2023
View:	Yes			P.I.D.:	028-615-239

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem, Other, Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 143
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s), Fenced Yard, Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile	Fixtures Rmvd:	No

View:	Yes : Courtyard & Mountains
Mgmt. Company:	Pacific Quorum - 604-635-0260
Complex / Subdiv:	Clayton Rise
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 70, PLAN BCS3748, SECTION 15, 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 V
Amenities:	Club House, Exercise Centre, Garden, Playground, Pool; Outdoor, Recreation Center
Site Influences:	Central Location, Greenbelt, Recreation Nearby, Shopping Nearby
Features:	Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Smoke Alarm, Sprinkler - Fire
Bylaw Restrict:	Pets Allowed, Rentals Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

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

Finished Floor (Main):	539 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	549 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	103 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,191 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,191 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Charming 2 Bed/2 Bath Townhome in Clayton Heights Discover this beautiful townhome in the nature-inspired community of Clayton Heights, just steps from the future SkyTrain and minutes from Willowbrook Mall and Costco. Built by the award-winning Townline, this home features laminate flooring, 9 ft ceilings, and oversized windows. The kitchen opens to a private patio, perfect for entertaining. The master bedroom includes an ensuite with double sinks, and both bedrooms have ample closet space. The second bedroom has a south facing window with breathtaking Mt. Baker view. Enjoy a south-facing yard backing onto green space, a tandem garage, and low strata fees that cover access to an outdoor pool, gym, clubhouse, and more. Plus, it's a short walk to Katzie Elementary and nearby trails!