

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	R5
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$1,956.16
Rear Yard Exp:		Maint. Fee:	350.00	For Tax Year:	2024
View:	No			P.I.D.:	016-127-382

Style of Home:	Corner Unit,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single,Other,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	12 - Total Units in Strata: 12
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	SELF MANAGED
Complex / Subdiv:	
Services Connected:	Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 4, PLAN NWS3266, DISTRICT LOT 332, GROUP 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
Amenities:	None
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'10 x 8'1	Main	Patio	26'6 x 9'10
Main	Dining Room	6'5 x 8'1			
Main	Living Room	13'6 x 19'11			
Main	Bedroom	10'3 x 10'0			
Main	Primary Bedroom	15'3 x 11'11			
Main	Walk-In Closet	6'1 x 8'11			
Main	Laundry	5'4 x 10'3			

Finished Floor (Main):	1,072 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,072 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,072 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

THIS IS THE ONE YOU'VE BEEN WAITING FOR! Quiet part of town yet close to all levels of shopping. This beautiful rancher style townhouse is 1072 sq ft with 2 bedrooms and 2 bathrooms. Large primary bedroom has ensuite and a walk-through closet. Bedroom windows face the PRIVATE garden. No renovations to be done!! Here's the list: Newer kitchen, S/S appliances, new sink & faucet, soft close drawers and cabinets, vinyl plank floors in kitchen and bathrooms, main bath updated with walk in shower, ensuite new drains in tub, new sink/faucets & toilet, new plumbing lines from primary room to laundry, all to code, low noise fans, new roman blinds in 2nd bdrm, new fixtures, switches with dimmers all done to code, new smoke detectors, new garage door opener, freshly painted fencing! AMAZING!