

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	35
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,710.91
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	343.55	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	008-774-021

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single, Open, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	40 - Total Units in Strata: 40
<b># of Fireplaces:</b>		<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, Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	FRASER PROPERTY MANAGEMENT
<b>Complex / Subdiv:</b>	CREEKSIDE VILLAGE
<b>Services Connected:</b>	Electricity, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 15 SECTION 20 TOWNSHIP 12 NEW WESTMINSTER DISTRICT STRATA PLAN NWS2652 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Garden, In Suite Laundry, Playground
<b>Site Influences:</b>	Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'2 x 8'2			
Main	Eating Area	8'2 x 7'2			
Main	Dining Room	11'6 x 5'8			
Main	Living Room	14'10 x 10'8			
Above	Primary Bedroom	14'10 x 11'7			
Above	Bedroom	11'6 x 8'11			
Abv Main 2	Bedroom	11'6 x 19'2			

<b>Finished Floor (Main):</b>	592 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	536 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,455 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,455 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Looking for more space and a yard in an updated home? Then look no further! Whether you're looking to upsize or you're a first time home buyer you'll love the convenient, quiet location in a family friendly Maple Ridge neighbourhood. This tastefully updated townhouse truly feels like a home. Spacious and accommodating, this home is ready for you to move in. Enjoy the private, fenced backyard (with a new fence) and the complex's playground just a few doors away. All 3 beds are a great size, no tiny, squishy bedrooms like in new builds. The third bedroom is a loft style bedroom that makes for an amazing bedroom/office/playroom. Pet friendly, with up to 2 dogs allowed with no size restrictions. Additional outdoor parking available to owners.