

Depth/Size (ft):	Bedrooms: 3	Approx. Year Built: 2005
Frontage (ft):	Bathrooms: 3	Age: 19
Lot Area:	Full Baths: 2	Zoning: MT1
Flood Plain:	Half Baths: 1	Gross Taxes: \$2,717.88
Rear Yard Exp:	Maint. Fee: 377.05	For Tax Year: 2024
View:		P.I.D.: 026-289-865

Style of Home: 2 Storey	Parking: Total: 3 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Mixed, Vinyl	Parking Access:
Foundation:	Parking: Garage; Double
Rain Screen:	Locker:
Renovations:	Units in Dev: 24
# of Fireplaces: 1 - 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: Patio(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased:
Floor Finish: Hardwood, Mixed, Carpet	Fixtures Rmvd:

View:

Mgmt. Company:

Complex / Subdiv: Cedar Valley

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal: STRATA LOT 12 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1236 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, In Suite Laundry

Site Influences:

Features:

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Woodhouse Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'9 x 6'10	Above	Bedroom	11'7 x 14'0
Main	Kitchen	8'11 x 8'11	Above	Laundry	6'7 x 4'11
Main	Dining Room	9'9 x 9'3			
Main	Living Room	13'5 x 16'9			
Above	Primary Bedroom	13'3 x 16'7			
Above	Walk-In Closet	9'6 x 4'6			
Above	Bedroom	11'3 x 14'0			

Finished Floor (Main): 615 sqft	# Of Rooms: 9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 944 sqft	# Of Kitchens: 1	Main	2	No
Finished Floor (Below): 0 sqft	# Of Levels: 2	Above	3	Yes
Finished Floor (Bsmt): 0 sqft	Suite:	Above	4	No
Finished Floor (Total): 1,559 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: Crawl			
Grand Total: 1,559 sqft	Beds In Bsmt: 0 / 3			
	# Of Pets:			

Rare opportunity to live in Mission's finest townhouse development. This 3 bed, 3 bath home is located in a GATED COMMUNITY with a PLAYGROUND and a CLUBHOUSE. The popular 2 story style has main floor at ground level & features hardwood flooring, powder room & open kitchen/dining/living room and walks out to private patio & beautifully landscaped garden. Upstairs are 3 huge bedrooms and a dedicated laundry room. Master bedroom offers large walk-in closet and a 3 piece ensuite. 2 car side-by-side garage plus 3rd parking spot outside the garage. Need extra storage? No problem, you'll have a LARGE CRAWL SPACE. Got big toys? RV/BOAT PARKING is also available for a fee. Close to schools, transit, parks and more. Quick possession possible, just in time for new school year! No age restrictions.