

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	4	Age:	31
Lot Area:		Full Baths:	2	Zoning:	RTH1
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$4,372.37
Rear Yard Exp:	South	Maint. Fee:	662.89	For Tax Year:	2023
View:	No			P.I.D.:	018-332-021

Style of Home:	End Unit,Reverse 2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Side
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	39 - Total Units in Strata: 39
# of Fireplaces:	2 - 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,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	COLVAN PACIFIC PROPERTY - 604-683-8399
Complex / Subdiv:	CITADEL BLUFFS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 15, PLAN LMS950, DISTRICT LOT 344, 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
Amenities:	None
Site Influences:	Central Location,Gated Complex
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'9 x 14'7	Above	Bedroom	13'4 x 14'11
Main	Dining Room	13'11 x 13'	Below	Games Room	16'0 x 22'11
Main	Kitchen	13'11 x 11'9	Below	Recreation Room	11'4 x 28'8
Main	Eating Area	16'2 x 18'0	Below	Bar Room	4'6 x 7'11
Main	Foyer	15'8 x 9'11			
Above	Primary Bedroom	20'4 x 13'9			
Above	Bedroom	14'11 x 13'1			

Finished Floor (Main):	1,315 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,315 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,245 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	5	Yes
Finished Floor (Total):	3,875 sqft	Basement:	Full	Below	2	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	3,875 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the Prestigious Citadel Bluffs, Citadels Finest Duplex Style Townhomes. This Home is Situated in a Quiet Secure Gated Complex with Beautifully Manicured Gardens. If you are looking for a Spacious Home, Look no Further! The Home Features a Side Yard, Quaint Patio, End Unit, Double Garage with Additional Parking. The Kitchen is Bright & Cheery , with Stainless Steel Appliances, Gas Stove as well as Fireplace. There is a Formal Dining Room for Entertaining, Sunken Living Room, Gas Fireplace. 3 Luxury Sized Bedrooms, 4 Bathrooms, Plenty of Storage, Laundry, Games Room, Wet Bar & So Much More.