

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2018
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	6
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	332.70	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	030-568-111

<b>Style of Home:</b>	3 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	28
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	The Terraces
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 21 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4432 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

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

<b>Finished Floor (Main):</b>	577 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	577 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	94 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	1,248 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,248 sqft	<b>Beds In Bsmnt:</b>	0 / 3			
		<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to the ever so popular Terraces! This END unit with extra windows features A/C, forced air heating & H/W on demand (new in 2024) for year-round comfort! A big foyer takes you to the main floor which features a bright OPEN floorplan w/9ft ceilings, large living room w/cozy electric fireplace open to the kitchen w/a double pantry, large eat up island, quartz counters, gas range & designated dining area which leads to an oversized patio with artificial turf & Gas hookup, perfect for entertaining, plus a bonus a powder room! Upstairs you will find a large primary bedroom w/storage & ensuite plus 2 more bedrooms & family bathroom. Large tandem garage allows for two car parking, EV charging plug & custom storage! Walking distance to schools, parks, shopping & the future new SkyTrain!