

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	3	Age:	6
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,698.11
Rear Yard Exp:		Maint. Fee:	382.60	For Tax Year:	2024
View:	No			P.I.D.:	030-568-111

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	The Terraces
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 21 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4432 TOGETHER WITH AN INT
Amenities:	In Suite Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
Listing Broker(s):	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 9'8			
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			

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