

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	3	Age:	20
Lot Area:		Full Baths:	3	Zoning:	RMF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,350.13
Rear Yard Exp:		Maint. Fee:	432.04	For Tax Year:	2024
View:				P.I.D.:	025-908-120

Style of Home:	2 Storey w/Bsmt.,3 Level Split	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# 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) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Korecki Real Estate Services - 604-233-7772
Complex / Subdiv:	Starpoint
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	PL BCS409 LT 68 LD 36 SEC 16 TWP 8 STRATA LOT AS SHOWN ON FORM V.
Amenities:	In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Smoke Alarm,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 13'1	Above	Bedroom	11'11 x 9'3
Main	Kitchen	11'7 x 8'3	Above	Bedroom	10'1 x 9'6
Main	Dining Room	13'5 x 10'8	Below	Recreation Room	18'3 x 10'11
Main	Nook	9'6 x 6'9			
Main	Foyer	6'11 x 4'5			
Above	Primary Bedroom	14'4 x 13'8			
Above	Walk-In Closet	8'7 x 4'4			

Finished Floor (Main):	764 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	786 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	339 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	1,889 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,889 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Highly sought after Starpoint. Freshly painted & filled with natural light, this spacious 3-level END unit townhome feels like a house, perfect for family living & entertaining. Enter through a small yard with a charming garden & private south-facing porch—ideal for relaxing. Inside, enjoy a family sized living room w/ gas FP, a spacious kitchen w/ ample cupboard space, a large dining area perfect for gatherings, and a nook for entertaining or home office w/ spacious back deck for BBQing. Upstairs, find 3 generous bedrooms, an ensuite off the primary bedroom with a walk-in closet, 2nd bath for the kids, plus convenient laundry. Basement REC ROOM w/a 3-pc bath could be a 4th bdrm, media room etc. DOUBLE side-by-side GARAGE. Close to schools, shopping & more. Amazing place to call HOME.