

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2016
Frontage (ft):	Bathrooms:	4	Age:	8
Lot Area:	Full Baths:	3	Zoning:	RM
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,476.39
Rear Yard Exp View:	Maint. Fee:	441.00	For Tax Year:	2024
			P.I.D.:	029-744-377

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company: Davin Property Management - 604-594-5643

Complex / Subdiv: ASHER

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

Legal: STRATA LOT 12, PLAN EPS3066, SECTION 22, TOWNSHIP 8, 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 V

Amenities: Garden,In Suite Laundry,Playground

Site Influences: Central Location,Greenbelt,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5' x 3'	Above	Bedroom	14' x 9'7
Main	Kitchen	13'10 x 8'9	Above	Bedroom	13'2 x 9'7
Main	Dining Room	11'4 x 8'6	Above	Laundry	5' x 3'
Main	Living Room	15'6 x 11'	Below	Flex Room	17' x 15'
Main	Family Room	15'7 x 10'4	Below	Storage	6' x 5'
Above	Primary Bedroom	13'4 x 12'6			
Above	Walk-In Closet	4'9 x 7'7			

Finished Floor (Main):	802 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	874 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	351 sqft	# Of Levels:	1	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	2,027 sqft	Basement:	None	Below	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,027 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to ASHER! A boutique home in the heart of Clayton, on a quiet residential street. Over 2,000SF of modern living 3 BED+Flex RM /4 BATH; open-concept maple kitchen, quartz counters, island breakfast bar, S/S appliances, large living/dining space + separate family room with fireplace! Great Primary bedroom up w/walk-in closet, laundry and 2 more large bedrooms. Flex room/4th Bed below with full bath and its own separate entrance. Everyone's favourite spacious double side-by-side garage & front fenced newly turfed yard (2023) area & with street parking it feels like a house! Newer hot-water tank (2023) + garage storage, new paint + carpets (2024). Walk to Maddaugh Elementary + trails and parks all around. You will LOVE it here!