

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	2	Age:	3
Lot Area:		Full Baths:	2	Zoning:	RM-3A
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,300.59
Rear Yard Exp:	East	Maint. Fee:	468.93	For Tax Year:	2024
View:	No			P.I.D.:	031-275-583

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Other,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	209
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell - 604-428-0750
Complex / Subdiv:	The Grand at Willow Creek - Building 5
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 183 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS811 TOGETHER WITH AN IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 10'9			
Main	Dining Room	11'8 x 6'6			
Main	Kitchen	8'3 x 12'11			
Main	Foyer	4'9 x 5'1			
Main	Bedroom	9'8 x 11'5			
Main	Bedroom	15'9 x 12'8			
Main	Walk-In Closet	6'6 x 5'6			

Finished Floor (Main):	967 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	967 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	967 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Willow Creek Estates! One of the few newer condo building in Aldergrove being only 3 years old! This bright & open 2 bed 2 bath condo with a great floorplan features a modern kitchen w/quartz counter, SS appliances, oversized eat up island + white shaker style cabinets w/under mount lighting! Relax after a long day in your large open living room w/designated dining area that leads to your private east facing patio, great for entertaining! Benefit from a HUGE primary bedroom which is big enough to put a home office & features a W/I closet & Ensuite, in addition the second bedroom is a great size and has a full bath right across the hall. Located in a quiet area & just down the road from Aldergrove Community Centre, grocery shopping & restaurants. The perfect place to call home!