

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 PROPORTION TO THE UNIT ENTITLEMENT 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 (Bsmnt):	0 sqft	Crawl/Bsmnt 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!