

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1977
Frontage (ft):		Bathrooms:	2	Age:	47
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,407.08
Rear Yard Exp:		Maint. Fee:	295.00	For Tax Year:	2024
View:	No			P.I.D.:	001-597-612

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Other,Vinyl	Parking Access:	
Foundation:		Parking:	Carport; Single,Other,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Other,Partly	Units in Dev:	43 - Total Units in Strata: 43
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Other,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	TEAMWORK PROPERTY MANAGEMENT
Complex / Subdiv:	SILKWOOD ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 14, PLAN NWS965, PART NW1/4, SECTION 20, TOWNSHIP 16, 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 1 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry
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):	Coldwell Banker Universe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 11'1			
Main	Dining Room	11'1 x 10'0			
Main	Kitchen	11'1 x 7'6			
Main	Storage	6'3 x 3'6			
Above	Primary Bedroom	11'6 x 11'1			
Above	Bedroom	11'6 x 9'9			
Above	Bedroom	11'6 x 9'6			

Finished Floor (Main):	612 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	612 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,224 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,224 sqft	# Of Pets:				

Well maintained 3 bedrooms 2 washrooms town home available in the Silkwood Estates! Quiet convenient location. Close to schools, recreation centers, and shopping. Private fenced backyard plus storage room. Recently updated unit includes new appliances, paint, flooring plus much more. Please do not miss chance to occupy this unit before it has gone!

