

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1978
Frontage (ft):		Bathrooms:	1	Age:	46
Lot Area:		Full Baths:	1	Zoning:	RM15
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,563.17
Rear Yard Exp:	Northwest	Maint. Fee:	223.69	For Tax Year:	2023
View:	No			P.I.D.:	001-680-820

Style of Home:	2 Storey,Inside Unit	Parking:	Total: 1 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	251 - Total Units in Strata: 251
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Fraser Campbell - 604-585-3276
Complex / Subdiv:	Hyland Creek
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 44, PLAN NWS1187, PART SW1/4, SECTION 16, TOWNSHIP 2, 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
Amenities:	Club House,Garden,In Suite Laundry,Playground,Pool; Outdoor,Storage
Site Influences:	Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'1 x 10'6	Above	Bedroom	8'9 x 8'7
Main	Living Room	17'5 x 11'4	Above	Laundry	6' x 3'
Main	Dining Room	12'4 x 6'6			
Main	Foyer	7' x 5'2			
Main	Storage	7' x 3'6			
Above	Primary Bedroom	13' x 9'			
Above	Bedroom	9'1 x 8'4			

Finished Floor (Main):	577 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	549 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,126 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,126 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Great opportunity to own your own home! Spacious 3 bdrm 1 bthrm 1126 sf townhouse located in a great area of Hyland Creek Estates. Great layout w/your large kitchen w/lots of countertops and newer cabinets, s/s fridge, white stove & dishwasher. Step into your dining room w/hutch cutout, then your living room w/sliders to your private fully fenced backyard w/wooden deck. Lots of understairs storage w/your hot water tank. Upstairs feature 3 bedrooms, a full bthrm and laundry. Plus a private outside storage room. Outdoor pool, playground, clubhouse. 2 cats or 2 dogs or 1 of each, transit, shopping, restaurants and great schools!