

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	2	Age:	5
Lot Area:		Full Baths:	2	Zoning:	N54
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,653.17
Rear Yard Exp:		Maint. Fee:	223.00	For Tax Year:	2024
View:	No			P.I.D.:	030-774-225

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Garage; Single,Tandem Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Pacific Quorum Properties - 604-864-0380
Complex / Subdiv:	Mill District
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 26 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLANEPS4536 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'6 x 12'2	Above	Walk-In Closet	3'7 x 6'11
Main	Kitchen	7'3 x 10'2			
Main	Dining Room	9'6 x 7'10			
Below	Foyer	4'7 x 5'11			
Above	Primary Bedroom	10'8 x 10'4			
Above	Bedroom	10'8 x 9'9			
Above	Patio	10'6 x 22'3			

Finished Floor (Main):	529 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	547 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	79 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,155 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	90			
Grand Total:	1,155 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the Mill District! This centrally located modern, stylish townhome offers 2 beds & 2baths. 9 ' ceilings compliment the spacious floorplan. Large island in the open concept kitchen. Nice & bright unit to enjoy the morning & evening sun. Good sized primary bedroom with walk in closet. Laundry conveniently located upstairs with bedrooms. Bonus space for an office on main floor. Heat pump for upstairs & main floor. Rooftop patio is great for entertaining with a garden area. Tandem parking with garage & covered carport. Development built by Heinrichs Developments & still offers 2-5-10 warranty! Great location with quick access to shopping, dining & all amenities. Only steps away from popular Mill Lake! Family friendly with close proximity to schools. Pet friendly & rentals allowed!