

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1978
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	46
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,675.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	595.69	<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-575-635

<b>Style of Home:</b>	3 Level Split	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 252
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Burrard Inlet
<b>Mgmt. Company:</b>	First Service Residential - 855-273-1967
<b>Complex / Subdiv:</b>	Easthill
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 26, PLAN NWS888, DISTRICT LOT 202&203, GROUP 1, 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
<b>Amenities:</b>	Club House,In Suite Laundry,Playground,Pool; Indoor
<b>Site Influences:</b>	Central Location,Greenbelt,Marina Nearby,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'0 x 3'10	Above	Primary Bedroom	11'6 x 10'5
Main	Living Room	11'10 x 19'6	Above	Walk-In Closet	5'0 x 7'11
Main	Dining Room	7'5 x 11'2	Bsmt	Recreation Room	19'6 x 15'6
Main	Eating Area	7'10 x 4'2	Bsmt	Laundry	7'10 x 13'0
Main	Kitchen	7'10 x 9'7	Bsmt	Storage	11'8 x 5'0
Above	Bedroom	9'11 x 13'2	Bsmt	Utility	5'0 x 7'0
Above	Bedroom	9'6 x 13'2			

<b>Finished Floor (Main):</b>	672 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	672 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	545 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,889 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,889 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

This beautiful townhome boasts one of the largest floorplans of Easthill and is in without a doubt the most coveted location! Tucked away in a quiet corner of the complex, this home features a fantastic floorplan and has been very well maintained. Ideal layout with 3 bedrooms up, a large rec room with storage and laundry below. Fully fenced backyard with tranquil greenspace and seasonal views of the Burrard Inlet. Amenities within the community including Clubhouse, Sauna, Indoor Pool making it feel like a year-round resort! Also just steps away you have the park with trails, tennis/basketball courts, a playing field, and water park. Pets are welcome. Carport parking plus an extra Spot. Book your showing today! Open House Sunday September 22nd 2:00-4:00.