

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	3	Age:	14
Lot Area:		Full Baths:	2	Zoning:	RMF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,029.92
Rear Yard Exp:		Maint. Fee:	225.83	For Tax Year:	2024
View:	No			P.I.D.:	028-347-072

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Lane
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	4 - Total Units in Strata: 4
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Self managed
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 3 PLAN BCS3956, SECTION 13 TOWNSHIP 8, 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:	None
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp., Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'11 x 7'8	Above	Bedroom	9'2 x 9'9	Bsmt	Laundry	7'1 x 5'9
Main	Dining Room	9'4 x 10'7	Bsmt	Recreation Room	15'3 x 16'6			
Main	Living Room	11'9 x 12'2	Bsmt	Utility	7'1 x 4'8			
Main	Foyer	7'7 x 4'9						
Above	Primary Bedroom	14'5 x 11'5						

Finished Floor (Main):	519 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	504 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	519 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Finished Floor (Total):	1,542 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,542 sqft	# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes			

Beautiful well maintained townhome - neutral shades throughout and a great layout. Main floor features open kitchen with warm wood cabinetry, separate dining area and living space with gas fireplace. Walk out to a spacious patio and fenced back yard from this level. Two bedrooms upstairs and the lower level features a spacious recreation room. Basement level has been recently renovated with brand new carpet and paint. New furnace and hot water tank. Home is part of a 4 unit self managed strata and does not front onto 208th. Centrally located, this home is in move in condition.