

Depth/Size (ft):	Bedrooms: 4	Approx. Year Built: 2021
Frontage (ft):	Bathrooms: 4	Age: 3
Lot Area:	Full Baths: 3	Zoning: CD-L
Flood Plain:	Half Baths: 1	Gross Taxes: \$5,858.96
Rear Yard Exp:	Maint. Fee: 497.46	For Tax Year: 2024
View:		P.I.D.: 031-013-651

Style of Home: 3 Storey,End Unit	Parking: Total: 2 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Fibre Cement Board,Wood	Parking Access:
Foundation:	Parking: Garage; Double,Open,Visitor Parking
Rain Screen:	Locker: No
Renovations:	Units in Dev: 200 - Total Units in Strata: 200
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Forced Air,Natural Gas	Property Disc: Yes
Outdoor Area: Balcny(s) Patio(s) Dck(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Laminate,Tile	Fixtures Rmvd: No

View:

Mgmt. Company: ASCENT REAL ESTATE MANAGEMENT - 604-431-1800

Complex / Subdiv: NATURE'S WALK

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 73, PLAN EPS4187, DISTRICT LOT 254, 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 V

Amenities: Air Cond./Central,Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Windows - Thermo

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	12'2 x 13'1	Above	Bedroom	9'6 x 9'9
Main	Kitchen	14'9 x 8'10	Above	Walk-In Closet	5'6 x 8'5
Main	Living Room	18'10 x 10'4	Below	Bedroom	13'1 x 9'7
Main	Eating Area	9'11 x 9'11	Below	Storage	11'7 x 6'6
Main	Foyer	4'5 x 6'6	Below	Utility	7'4 x 5'4
Above	Primary Bedroom	12'11 x 11'2			
Above	Bedroom	9'0 x 11'9			

Finished Floor (Main): 783 sqft	# Of Rooms: 12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 771 sqft	# Of Kitchens: 1	Main	2	No
Finished Floor (Below): 397 sqft	# Of Levels: 3	Above	5	Yes
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:	Above	4	No
Finished Floor (Total): 1,951 sqft	Basement: Fully Finished	Below	4	No
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 1,951 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

4 bed / 4 bath, END unit, 1/2 Duplex, in desirable Nature's Walk complex built by ONNI Best spot in complex, not directly facing any units. Unit sits on quiet Sutton Ave and is located close to entrance, visitor parking, amenities & mailbox's. SOUTH facing yard and private walkout entrance. Features include A/C, Laminate flooring throughout, on-demand hot water system, 9ft ceilings with vaulted ceilings in the bedrooms. Chef inspired kitchen features premium appliance package with 36" Sub-Zero fridge, 6-burner Wolf stove integrated with natural stone counter tops and back splash. Amenities include an outdoor pool, hot tub, gym, Golf Simulator, lounge, games room, playground and sports court. Double SIDE by SIDE garage!