

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2018
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	6
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,707.08
<b>Rear Yard Exp View:</b>		<b>Maint. Fee:</b>	343.11	<b>For Tax Year:</b>	2024
				<b>P.I.D.:</b>	030-500-834

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport & Garage,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Peninsula Strata Management - 604-385-2242
<b>Complex / Subdiv:</b>	HAWTHORNE
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 4, PLAN EPS4427, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House,In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 11'1			
Main	Dining Room	7'6 x 11'1			
Main	Kitchen	17'11 x 10'11			
Above	Primary Bedroom	10'10 x 16'8			
Above	Walk-In Closet	6'7 x 3'10			
Above	Bedroom	9'0 x 13'2			
Below	Storage	3'2 x 11'1			

<b>Finished Floor (Main):</b>	582 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	557 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	42 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	1,181 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,181 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

2 car side by side garage plus parking pad - Welcome to Hawthorne by Mosaic, where you'll find a stunning townhouse boasting a bright & spacious main floor with impressive 10 foot ceilings, large island with seating for 4, powder room on the main floor, high-end vinyl plank laminate flooring, and stainless steel kitchen appliances. This nearly-new residence features 2 bedrooms and 3 bathrooms, located close to Cloverdale Rec Centre, schools, and transit. Walk to shopping, historic downtown, local shops, and restaurants. Easy access to major highways, call today for your private tour.