

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	5	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	4	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,528.18
<b>Rear Yard Exp:</b>	Southwest	<b>Maint. Fee:</b>	863.00	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	027-949-923

<b>Style of Home:</b>	2 Storey w/Bsmt.,Corner Unit	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	109 - Total Units in Strata: 109
<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>	Geothermal	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** LEONIS MANAGEMENT - 604-575-5474

**Complex / Subdiv:** WILLS CREEK

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

**Legal:** STRATA LOT 25 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3334TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub

**Site Influences:** Central Location,Golf Course Nearby,Private Setting,Shopping Nearby

**Features:** Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security - Roughed In,Smoke Alarm,Sprinkler - Inground,Vaulted Ceiling,Wet Bar,Windows - Thermo

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

**Listing Broker(s):** Oracle Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'9 x 5'4	Main	Walk-In Closet	7'3 x 6'10	Bsmt	Bedroom	11'6 x 15'8
Main	Living Room	11'1 x 7'9	Above	Primary Bedroom	13'9 x 10'7	Bsmt	Bar Room	10'5 x 8'1
Main	Dining Room	15'11 x 9'11	Above	Walk-In Closet	6'11 x 7'11	Bsmt	Utility	10'5 x 12'7
Main	Kitchen	14'11 x 11'3	Above	Bedroom	11'4 x 10'2			
Main	Family Room	15' x 11'	Above	Bedroom	12'5 x 10'8			
Main	Den	7'11 x 9'10	Above	Laundry	6'9 x 4'9			
Main	Primary Bedroom	12'8 x 11'4	Bsmt	Recreation Room	32'1 x 17'8			

<b>Finished Floor (Main):</b>	1,481 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	914 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	1,295 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	3,690 sqft	<b>Basement:</b>	Full,Fully Finished	Abv Main 2	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100	Bsmt	4	No
<b>Grand Total:</b>	3,690 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Exclusive DUPLEX-STYLE 2 storey/bsmnt townhome with 2 primary bedrooms! GREAT VALUE-below assessment. Open floor plan with 20 ft vaulted ceilings in dining room,chef's dream kitchen opening onto a S/W facing patio,bright den,primary bedroom on MAIN FLOOR extending onto sunny patio with spa inspired bathroom(separate tub & shower) & huge W/I closet.Upstairs features primary bdrm with 2 other bdrms + 2 large balconies.High quality finishing with hardwood floors & wool carpets.Basement is an entertainer's dream with a wet bar, media room/rec room with pool table & extra bdrm with full bathroom.Bonus-GEOTHERMAL heating/cooling throughout.Resort style living with an outdoor pool,hotub, fitness & lounge area.A short walk to Morgan Crossing shops, golf course, restaurants & schools. OH-SAT 2-4pm