

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	33
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	TWHSE
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,484.53
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	520.84	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	017-261-015

<b>Style of Home:</b>	3 Storey,Inside Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	103 - Total Units in Strata: 103
<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>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** 604 REAL ESTATE SERVICES - 604-689-0909

**Complex / Subdiv:** SCOTTSDALE VILLAGE

**Services Connected:** Community,Electricity,Natural Gas

**Legal:** STRATA LOT 26, PLAN NWS3457, PART NW1/4, SECTION 19, TOWNSHIP 2, 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

**Amenities:** In Suite Laundry

**Site Influences:** Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave

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

**Listing Broker(s):** RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	9'1 x 6'0	Main	Primary Bedroom	15'2 x 15'0
Below	Great Room	19'5 x 10'5	Above	Walk-In Closet	8'9 x 3'10
Main	Living Room	19'5 x 15'0	Above	Bedroom	12'6 x 9'7
Main	Dining Room	7'11 x 9'4	Above	Bedroom	10'4 x 9'6
Main	Kitchen	9'11 x 11'8			
Main	Family Room	11'1 x 14'1			
Above	Eating Area	8'4 x 7'4			

<b>Finished Floor (Main):</b>	824 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	824 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	432 sqft	<b># Of Levels:</b>	1	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Main	2	No
<b>Finished Floor (Total):</b>	2,080 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,080 sqft	<b># Of Pets:</b>				

WELCOME TO SCOTTSDALE VILLAGE! 2080 sq ft townhouse in a Gated Community. Beautifully maintained home, this residence features 3 bedrooms & 3 bathrooms, including a primary suite with ensuite bathroom & walk in closet for added comfort. The home boasts a cozy family room, a stylish oak kitchen with eating area, and 2 separate living room areas, all enhanced by updated laminate flooring. Improvements include furnace, hot water on demand, modern blinds, & high-efficiency appliances. The versatile bonus bedroom downstairs is perfect for guests, a home office or family room. Step outside to enjoy the outdoor area, ideal for entertaining. Bonus extra large 1 car garage. Located close to schools, parks, and shopping, this townhouse is perfect for families. Open House Sat Sept 28 from 1-3pm.