

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	36
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,712.96
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	416.17	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	008-088-152

<b>Style of Home:</b>	3 Storey,End Unit	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Single,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	44
<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>	Electric,Forced Air,Natural Gas	<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>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	CrossRoads Management Ltd - 778-578-4445
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 38 SECTION 35 TOWNSHIP 2 NEW WESTMNSTER DISTRICT STRATAPLAN NW2564 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ONFORM 1
<b>Amenities:</b>	Club House,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

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

<b>Finished Floor (Main):</b>	673 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	594 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	448 sqft	<b># Of Levels:</b>	3	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	Yes
<b>Finished Floor (Total):</b>	1,715 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,715 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to this charming 3-bedroom 2.5 bathroom townhome, nestled in a friendly community this is a perfect canvas for those looking to make a space truly their own. End unit with excellent outdoor space and a spacious floorplan. Adding to the appeal, a new SkyTrain station is currently under construction nearby, promising enhanced connectivity and convenience. This future development will provide easy access to the broader region, making commuting a breeze and boosting the value of your investment. Call for your private showing today!