

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):	Bathrooms:	2	Age:	3
Lot Area:	Full Baths:	2	Zoning:	CD-126
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,834.76
Rear Yard Exp:	Maint. Fee:	527.98	For Tax Year:	2024
View:			P.I.D.:	031-555-187

Style of Home:	Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 122
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	

View:

Mgmt. Company: AWM alliance real estate group - 604-685-3227

Complex / Subdiv: Latimer Village Building D

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

Legal: STRATA LOT 65, PLAN EPS7338, SECTION 26, TOWNSHIP 8, 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: Elevator,In Suite Laundry,Playground,Storage

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

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

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

Listing Broker(s): Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	10'2 x 12'3	Main	Kitchen	8'9 x 11'3
Main	Walk-In Closet	10'4 x 9'2	Main	Foyer	5'3 x 7'6
Main	Bedroom	10'3 x 19'3	Main	Laundry	4'3 x 7'2
Main	Walk-In Closet	5'7 x 7'5	Main	Flex Room	3'7 x 5'2
Main	Bedroom	10'3 x 13'8	Main	Patio	9' x 8'8
Main	Living Room	11'7 x 9'3			
Main	Dining Room	10'5 x 9'8			

Finished Floor (Main):	1,304 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,304 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,304 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Latimer Village, a vibrant master-planned community! This spacious 3-bedroom, 2-bathroom unit with a bonus den is situated in Building D, overlooking a quieter road. Enjoy the convenience of being within walking distance to shops, clinics, offices, McDonald's, and delightful restaurants and a popular coffee shop known for its brunch and bakery. Easy access to the nearby highway, and a new school is set to open just a few blocks away. This first-floor unit offers a secluded yard. It includes two side-by-side parking spaces and a storage. Book a private showing or visit our open house!