

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1984
Frontage (ft):		Bathrooms:	3	Age:	40
Lot Area:		Full Baths:	2	Zoning:	R-3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,406.00
Rear Yard Exp:		Maint. Fee:	606.00	For Tax Year:	2023
View:				P.I.D.:	000-517-712

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	38
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	
Mgmt. Company:	Pacific Quorum - 604-685-3828
Complex / Subdiv:	New Horizons West
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 18, BLOCK 4N, PLAN NWS2121, SECTION 30, RANGE 6W, 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:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 15'3	Above	Walk-In Closet	7'5 x 5'7
Main	Foyer	4'6 x 5'0	Above	Laundry	7'2 x 5'2
Main	Dining Room	10'8 x 11'1	Above	Bedroom	9'6 x 9'11
Main	Family Room	12'7 x 14'1	Above	Office	8' x 9'8
Main	Kitchen	8'7 x 9'9	Above	Bedroom	13' x 11'3
Main	Eating Area	8'7 x 7'10	Above	Walk-In Closet	6'1 x 3'6
Above	Primary Bedroom	13'9 x 12'9	Above	Storage	6'7 x 3'9

Finished Floor (Main):	934 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	960 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,894 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,894 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to New Horizons West, a beautifully maintained townhome complex nestled in the heart of West Richmond. This spacious 3-bedroom, 2.5-bathroom residence offers a well-designed two-level floor plan, featuring an open-concept kitchen with granite countertops and stainless steel appliances. The home also includes a versatile den, ideal as a 4th bedroom, and a cozy family room that opens to a private, fenced backyard—perfect for outdoor entertaining. Upstairs, you'll find generously sized bedrooms and a convenient laundry room with built-in shelving. Located in the sought-after Woodward's area, this property is close to top schools, recreation, shopping, and offers easy highway access. Call today to schedule your private viewing.