

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	3	Age:	10
Lot Area:		Full Baths:	2	Zoning:	STRATA
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,648.97
Rear Yard Exp:	West	Maint. Fee:	270.05	For Tax Year:	2024
View:				P.I.D.:	029-429-218

Style of Home:	3 Storey,End Unit	Parking:	Total: 3 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Other,Vinyl	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	

View:	
Mgmt. Company:	Davin Management Ltd
Complex / Subdiv:	Fusion
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 20, PLAN EPS1577, SECTION 9, 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 V
Amenities:	Club House,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'1 x 12'2	Above	Bedroom	10'8 x 10'4
Main	Living Room	15'6 x 10'8	Above	Laundry	4' x 4'
Main	Family Room	12'2 x 8'1	Below	Foyer	11'3 x 7'4
Main	Dining Room	13'0 x 7'4			
Above	Primary Bedroom	15' x 12'2			
Above	Walk-In Closet	6'5 x 5'8			
Above	Bedroom	14'7 x 9'			

Finished Floor (Main):	780 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	807 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	100 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Main	2	No
Finished Floor (Total):	1,687 sqft	Basement:	Separate Entry			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,687 sqft	# Of Pets:				

****CORNER UNIT** WELCOME to FUSION in Sullivan Station!** This Elegant Townhome features 3 Bedrooms and 3 Bathrooms with tons of spacious living! This beautiful home offers a open floor plan with huge family and dining areas, leading to the Stylish Modern Kitchen that features S/S Appliances, tons of cabinet space, quartz countertops and a 10 ft eating bar. The gorgeous custom update and finishes are a MUST SEE! Upstairs are 3 large bedrooms including a master exceeding 15X13 with lots of windows for natural light & a walk-in closet. Huge Tandem, Garage, carport w/Storage. Very low strata fees!! The LOCATION is Unbeatable, close to all Major Schools, walking distance to the NEW Whippetree Park and King George HWY for quick access. This Home is a MUST SEE!