

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2015
Frontage (ft):	Bathrooms:	2	Age:	9
Lot Area:	Full Baths:	2	Zoning:	CD-93
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,671.42
Rear Yard Exp:	Maint. Fee:	208.57	For Tax Year:	2023
View:			P.I.D.:	029-690-048

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board, Vinyl, Wood	Parking Access:	
Foundation:		Parking:	Garage; Single, Open, Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	98 - Total Units in Strata: 98
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s), Rooftop Deck	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate, Mixed, Tile	Fixtures Rmvd:	Yes

View:	: Mountains
Mgmt. Company:	Davin Management - 604-594-5643
Complex / Subdiv:	THE EXCHANGE
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 72, PLAN EPS2533, SECTION 24, 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:	Club House, Guest Suite, In Suite Laundry, Playground
Site Influences:	Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire, Vacuum - Built In, Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 10'5			
Main	Kitchen	11'1 x 11'6			
Main	Dining Room	11'8 x 8'3			
Above	Primary Bedroom	9'8 x 13'4			
Above	Walk-In Closet	8'2 x 3'7			
Above	Bedroom	9'2 x 8'7			

Finished Floor (Main):	500 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	540 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	78 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	1,159 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,159 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

ATTENTION SUN SEAKERS who want an extra 495 sq ft of PATIO LIVING at its best! Welcome to The Exchange known for its sought after roof top TERRACES. This contemporary 2 bed/2 bath townhome offers a perfect blend of modern elegance and comfort w/ TONS of custom upgrade that will not disappoint. Farm house shiplap walls on all levels, Custom built in dining bench w/ hutch and huge mirror, Walnut TV unit and shelving, head board with side tables & wall lighting in Primary. Open Floor plan, grey oak laminate flooring, Gas range, large kitchen island & deck for your morning coffee. Best part is to Enjoy year-round outdoor living on your private rooftop patio w/ Gas hook up. Willoughby town center for all shopping, schools, Carvolth exchange and more. Book your private showing!