

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	4	Age:	4
Lot Area:		Full Baths:	3	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,352.36
Rear Yard Exp:		Maint. Fee:	306.67	For Tax Year:	2024
View:	No			P.I.D.:	903-028-155

Style of Home:	3 Storey	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Metal,Mixed	Parking Access:	Front,Rear
Foundation:		Parking:	Grge/Double Tandem,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	COYLVAN PACIFIC PROPERTY - 604-683-8399
Complex / Subdiv:	BASE 10
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	UNIT 132 CLSR 108856 WITHIN LOT 380 REMAINDER CLSR 107517 TZEACHTEN IR #13
Amenities:	In Suite Laundry
Site Influences:	Lane Access,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Living Room	11' x 8'	Above	Bedroom	8'9" x 11'
Bsmt	Kitchen	11' x 5'	Above	Bedroom	9'8" x 13'
Bsmt	Bedroom	7'2" x 10'4'	Above	Primary Bedroom	12'10 x 13'
Main	Den	8'2" x 10'6'	Above	Walk-In Closet	6'9" x 7'10'
Main	Dining Room	10'2' x 10'			
Main	Living Room	19'6' x 13'5'			
Main	Kitchen	12' x 15'			

Finished Floor (Main):	825 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	821 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	426 sqft	# Of Levels:	3	Below	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Abv Main 2	3	Yes
Finished Floor (Total):	2,072 sqft	Basement:	Fully Finished	Abv Main 2	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	2,072 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home to this gorgeous 3 level townhouse located in the community of Base 10. Well maintained with stainless steel appliances including gas stove and hook up for bbq on deck. Spacious living with 3 bedrooms up with a walk in closet in the primary bedroom and a den on the main floor. A bonus mortgage helper/nanny suite in the fully finished basement. Less than a 10 minute drive to Cultus Lake and easy walking distance to Garrison Village, Vedder Crossing, Elementary and Middle Schools. Tenanted right now but quick possession upstairs available so make sure to book your viewing soon to see why Base 10 is such a sought after complex.