

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	11
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	R4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,957.02
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	396.88	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	029-142-580

<b>Style of Home:</b>	3 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	20 - Total Units in Strata: 20
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Homelife Advantage

**Complex / Subdiv:**

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

**Legal:** STRATA LOT 13, PLAN EPS1123, SECTION 5, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, & SEC 8; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

**Amenities:** None

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'9 x 8'2	Above	Bedroom	9'1 x 9'4
Main	Living Room	23'4 x 13'2	Below	Recreation Room	18'1 x 12'9
Main	Den	9'3 x 9'3	Below	Foyer	6'8 x 6'9
Main	Dining Room	13'9 x 10'2			
Above	Primary Bedroom	12'10 x 12'7			
Above	Walk-In Closet	8'3 x 5'7			
Above	Bedroom	13'9 x 9'8			

<b>Finished Floor (Main):</b>	861 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	815 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	486 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,162 sqft	<b>Basement:</b>	Fully Finished	Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,162 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Nestled at the end of the Hiddenbrook complex in a cul-de-sac, backing greenspace is this charming Georgian-style 3 bed/4 bath immaculate townhouse! It boasts 3 bedrooms, a den, 3.5 bathrooms, and convenient upstairs laundry. The home features an open concept main floor with a spacious kitchen, large island, quartz countertops, SS appliances, stunning feature walls and a cozy gas fireplace. The 9' ceilings enhance the airy feel, and the basement offers a versatile 350 sqft flex room perfect for a play area, yoga studio, gym, office, or media room. This small 20-unit, family-friendly complex is pet friendly—don't miss this one!