

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1977
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	47
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	R4
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,847.09
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	275.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-527-274

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Surrounding Mountains
<b>Mgmt. Company:</b>	StrataTech - 604-393-3846
<b>Complex / Subdiv:</b>	Hazelwood Estates
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 5, PLAN NWS829, 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; DIVISION F
<b>Amenities:</b>	In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Dryer,Clothes Washer,Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 11'2			
Main	Dining Room	11'2 x 9'7			
Main	Kitchen	11'4 x 11'4			
Above	Primary Bedroom	11'4 x 9'1			
Above	Bedroom	11'4 x 8'10			
Above	Bedroom	11'4 x 8'10			

<b>Finished Floor (Main):</b>	574 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	574 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,148 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,148 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Centrally located, pet friendly 3 bed/2 bath townhome. This move in ready home offers awesome mountain views from the fenced backyard with rose gardens, that back onto a field offering lots of privacy. Home has been substantially updated: new flooring, paint, countertops, patio cover, upper bathroom, h/w tank (2022), new roof (2022). Large size storage area attached to home that could be converted to additional square footage for the home or used as a workshop. Within walking distance of all levels of school. Low monthly strata fees of \$275/month. Cats and Dogs allowed (Max of 1 dog and 1 cat) with no size restrictions! This home is perfect for families or those looking to downsize.