

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	4	Age:	8
Lot Area:		Full Baths:	3	Zoning:	MF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,664.30
Rear Yard Exp:		Maint. Fee:	230.70	For Tax Year:	2024
View:	No			P.I.D.:	030-141-338

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double,Visitor Parking
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:	Geothermal,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 84 SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2990 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Club House,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Oven - Built In,Security - Roughed In,Sprinkler - Inground,Vacuum - Roughed In
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 12'	Bsmt	Bedroom	19'4 x 11'8
Main	Dining Room	13'7 x 10'10			
Main	Kitchen	14'8 x 8'6			
Main	Family Room	10'10 x 13'			
Above	Primary Bedroom	11'2 x 14'8			
Above	Bedroom	10'10 x 9'8			
Above	Bedroom	9'4 x 8'8			

Finished Floor (Main):	830 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	822 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	420 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,072 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,072 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

A beautiful corner Townhouse with 9 ft. ceiling with large windows which allows a lot of natural light and LED Pot Lighting. Wide open concept Kitchen with Electrolux Appliances and Quartz Countertops. Separate living and family area. This is an energy efficient home featuring Geo- thermal heating and cooling. This unit comes with 4 parking double garage and 2 port parking and is close to the highway 10, shopping centre, banks- CIBC, RBC, BMO, TD, Restaurants, Starbucks, Tim Hortins, Service Canada and more. Free - flow modern built Green certified Home. It's your chance to secure this amazing townhouse. Open house Sat Sept 21, 12-2 pm and Sun Sept 22, 1-3 pm