

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	3	Age:	19
Lot Area:		Full Baths:	2	Zoning:	CD-40
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,930.15
Rear Yard Exp:		Maint. Fee:	397.31	For Tax Year:	2024
View:	No			P.I.D.:	026-321-572

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:	Full	Locker:	No
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 100
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Advantage Realty - 604-795-2955
Complex / Subdiv:	SUMMERWOOD
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 35, PLAN BCS1049, SECTION 15, 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,Exercise Centre,In Suite Laundry,Playground
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Macdonald Realty (Delta), Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 20'8	Bsmt	Patio	13'3 x 7'10
Main	Kitchen	12'7 x 9'9			
Main	Dining Room	9'2 x 12'0			
Above	Primary Bedroom	12'10 x 12'7			
Above	Bedroom	9'6 x 11'8			
Above	Bedroom	9'2 x 9'9			
Bsmt	Foyer	3'8 x 5'10			

Finished Floor (Main):	667 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	719 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	70 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,456 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,456 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this beautifully renovated 3 bedroom, 3 bathroom end unit in the highly desirable Summerwood complex of Willoughby Heights. With 1,456 sq. ft. of thoughtfully designed living space, this home showcases pride of ownership throughout. The contemporary kitchen features a stunning built-in quartz dining table with a waterfall edge ideal for hosting and entertaining. The spacious master bedroom boasts a luxurious, spa-like en-suite with heated floors that invites relaxation. Located in a family-friendly, well-maintained community, this home offers easy access to Hwy 1, Willowbrook Mall, Langley Events Center, and is just steps from Routley Park. Don't miss out on this fantastic opportunity; call today!