

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	4	Age:	11
Lot Area:		Full Baths:	3	Zoning:	RM30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,388.30
Rear Yard Exp:		Maint. Fee:	409.39	For Tax Year:	2024
View:	No			P.I.D.:	029-168-392

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Grge/Double Tandem,Open,Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	63 - Total Units in Strata: 63
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	DWELL - 604-821-2999
Complex / Subdiv:	ZEN
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 8 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS1602TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Club House,Exercise Centre,In Suite Laundry,Playground
Site Influences:	Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Wine Cooler
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 10'9	Above	Bedroom	9'9 x 10'10
Main	Dining Room	11'2 x 12'9	Above	Bedroom	9'11 x 13'0
Main	Kitchen	10'1 x 16'1	Below	Bedroom	17'6 x 9'8
Main	Family Room	9'11 x 14'8	Below	Steam Room	8'4 x 6'4
Main	Patio	20'0 x 8'7			
Above	Primary Bedroom	13'5 x 14'1			
Above	Walk-In Closet	6'3 x 8'10			

Finished Floor (Main):	817 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	828 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	286 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,931 sqft	Basement:	None	Below	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,931 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

RARELY AVAILABLE SOUGHT AFTER ZEN IN CLAYTON. Gorgeous 4 bed & 4 bath townhouse with AIR CONDITIONING & PARKING FOR 4 VEHICLES. An entertainers paradise with an inviting living room, warm fireplace and wide plank laminate flooring. The gourmet kitchen has quartz countertops, gas stove, dual ovens and built in wine fridge. The Primary bedroom comes complete with a walk in closet with organizers, oversize en suite, make up vanity, two sinks, and a double wide glass shower. 4th Bedroom and full bathroom down is perfect for teenagers or inlaws. Large Amenity building with well appointed gym and game area. 3 blocks to the future Willowbrook Skytrain Station.