

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1975
Frontage (ft):		Bathrooms:	2	Age:	49
Lot Area:		Full Baths:	1	Zoning:	R5
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$1,956.93
Rear Yard Exp:		Maint. Fee:	590.00	For Tax Year:	2024
View:	Yes			P.I.D.:	001-260-341

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	60
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Mountains
Mgmt. Company:	Associa
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 59, PLAN NWS281, DISTRICT LOT 334, GROUP 2, 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
Amenities:	In Suite Laundry,Playground,Pool; Outdoor
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	Clothes Washer/Dryer,Dishwasher,Refrigerator,Storage Shed,Stove
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'1 x 4'1	Above	Bedroom	13'4 x 9'3
Main	Laundry	6'4 x 6'0			
Main	Dining Room	7'8 x 10'11			
Main	Kitchen	10'4 x 8'6			
Main	Living Room	15'8 x 21'4			
Above	Primary Bedroom	11'6 x 14'6			
Above	Bedroom	9'5 x 11'7			

Finished Floor (Main):	620 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	640 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,260 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,260 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Mount Baker Estates. You will fall in love with this well established, family oriented, townhome community. Tucked in the back is unit 59, which features 3 bdrms, 2 baths and is laid out perfectly over 1250+sqft. Some updates worth mentioning are the white kitchen cabinets, new top of the line appliances, flooring, new main bathroom shower, H/W tank and light fixtures. This unit also offers a full size laundry room with cabinetry, an enclosed garage with insulated door and a huge fairly private back yard, which features a large deck area and grass. This complex is pet friendly, offers a large inground swimming pool and a play ground. All this centrally located in heart of downtown just minutes to all facets of shopping, schools, recreation, highway exits and medical facilities.