

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	3	Age:	16
Lot Area:		Full Baths:	2	Zoning:	STRATA
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,609.47
Rear Yard Exp:		Maint. Fee:	314.46	For Tax Year:	2024
View:	No			P.I.D.:	027-369-242

Style of Home:	3 Level Split	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	25
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Atira Property Management - 604-439-8848
Complex / Subdiv:	The Horizons at Lightbody Court
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 8 SECTION 29 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2733 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, Garden, In Suite Laundry, Storage
Site Influences:	Cul-de-Sac, Gated Complex
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 15'2	Above	Bedroom	11'6 x 9'3
Main	Dining Room	11'9 x 7'3	Below	Flex Room	15'1 x 13'1
Main	Kitchen	9'9 x 8'1	Below	Foyer	4'9 x 3'11
Main	Eating Area	9'10 x 8'1			
Above	Primary Bedroom	13'7 x 10'11			
Above	Walk-In Closet	7'7 x 3'11			
Above	Bedroom	9'10 x 9'1			

Finished Floor (Main):	661 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	664 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	303 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,628 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,628 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to The Horizons! This exclusive 25-unit complex offers privacy and tranquility. Step into this updated 3-storey townhome featuring beautiful crown moldings throughout the main floor, wide plank flooring, and updated lighting. The open-concept great room has a cozy electric fireplace, while the kitchen boasts extended cabinetry for ample storage, granite countertops, a gas stove, and an eating bar. Upstairs, you'll find 3 bedrooms, including the Primary with a 3-piece ensuite and walk-in closet. The basement's flex room is perfect for a gym or craft space. Enjoy private park access, parking for 2, and proximity to schools and amenities.