

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	3	Age:	30
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,089.25
Rear Yard Exp:		Maint. Fee:	767.20	For Tax Year:	2023
View:	Yes			P.I.D.:	018-773-923

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 61
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Mountain
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 57, PLAN LMS1428, DISTRICT LOT 84, GROUP 1, 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 OR V, AS APPROPRIATE
Amenities:	Shared Laundry
Site Influences:	Central Location,Gated Complex,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Centre Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'8	Main	Foyer	8'5 x 8'2	Bsmt	Family Room	17'4 x 12'
Main	Kitchen	10'4 x 8'7	Main	Porch (enclosed)	13' x 9'8	Bsmt	Flex Room	8'2 x 8'1
Main	Eating Area	8'3 x 8'	Bsmt	Bedroom	22'3 x 11'9	Bsmt	Laundry	12'6 x 7'9
Main	Dining Room	11'9 x 8'5	Bsmt	Bedroom	14'9 x 9'6	Bsmt	Walk-In Closet	5'7 x 5'
Main	Family Room	16'1 x 11'5	Bsmt	Bedroom	16' x 8'6	Bsmt	Storage	8' x 4'
Main	Primary Bedroom	22' x 11'9	Bsmt	Recreation Room	11'7 x 11'11	Bsmt	Patio	13'4 x 9'8
Main	Walk-In Closet	8'3 x 5'5						

Finished Floor (Main):	1,355 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,357 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Finished Floor (Total):	2,712 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,712 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

"Seasons by the Lake " This is a great corner unit with a huge side yard and backyard landscaping and fully fenced to enjoy a very quiet and peaceful environment , The complex is a Luxury gated community for privacy at its best. Tudor style townhouse has 11 foot vaulted ceilings in the living dining room area and kitchen , Double attached garage and this townhouse is very spacious 2 level 2712 Sq feet and feels like a big house. Walking distance to Metrotown shopping center, Crystal Mall, T & T Walmart, Cineplex and all shops along Kingsway, Marlborough Elem School and Deer Lake Parkland. close to BCIT, Costco, Royal Oak Skytrain and easy access to Hwy 1, First open House Sat Sept 21 from 2-4pm