

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2003
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	21
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-38B
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,933.32
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	403.66	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	025-739-514

<b>Style of Home:</b>	3 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport & Garage,Carport; Single,Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	119
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	HUGH & MCKINNON REALTY - 604-531-1909
<b>Complex / Subdiv:</b>	Denim I
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 5 SECTION 14 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS494 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Oakwyn Realty Ltd. (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 12'3	Below	Recreation Room	14'3 x 11'11
Main	Dining Room	9'10 x 16'1			
Main	Kitchen	7'10 x 12'4			
Main	Foyer	5'4 x 3'10			
Above	Primary Bedroom	12'10 x 11'10			
Above	Bedroom	8'8 x 14'6			
Above	Bedroom	8'8 x 10'11			

<b>Finished Floor (Main):</b>	638 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	692 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	217 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,547 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,547 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Fantastic 1550 sf 3-bedroom, 2-bathroom townhome at DENIM. Centrally located to all shops/services you need, quick access to Hwy 1. Situated near entrance to complex you have quick access, close to clubhouse, visitor parking. Being an end unit means extra windows and tons of sunshine pouring in! The main floor is open and inviting. Open kitchen with island and large dining area. With TWO balconies at opposite ends of main floor-one for sunsets and another for sunrise coffees. Upstairs, has 3 bedrooms-the master with vaulted ceiling, large double closet plenty of natural light. Don't sacrifice size with the other 2 spacious bedrooms. Large walk-out flex room below is perfect extra space and can be used as 4th bedroom. Large backyard, 19x13 deck, fully fenced.