

|                         |       |                    |        |                            |             |
|-------------------------|-------|--------------------|--------|----------------------------|-------------|
| <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>             | MF          |
| <b>Flood Plain:</b>     |       | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$3,196.78  |
| <b>Rear Yard Exp:</b>   | North | <b>Maint. Fee:</b> | 392.00 | <b>For Tax Year:</b>       | 2024        |
| <b>View:</b>            |       |                    |        | <b>P.I.D.:</b>             | 025-551-213 |

|                         |                        |                         |                       |
|-------------------------|------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 3 Storey               | <b>Parking:</b>         | Total: 2 - Covered: 1 |
| <b>Construction:</b>    | Frame - Wood           | <b>Covered Parking:</b> | 1                     |
| <b>Exterior:</b>        | Mixed                  | <b>Parking Access:</b>  | Front                 |
| <b>Foundation:</b>      |                        | <b>Parking:</b>         | Garage; Single        |
| <b>Rain Screen:</b>     |                        | <b>Locker:</b>          |                       |
| <b>Renovations:</b>     | Completely             | <b>Units in Dev:</b>    | 195                   |
| <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>    | Balcony(s),Fenced Yard | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Wall/Wall/Mixed        | <b>Fixtures Rmvd:</b>   | No                    |

**View:**

**Mgmt. Company:** Dwell Property Management - 604-821-2999

**Complex / Subdiv:** SUNDANCE

**Services Connected:** Electricity,Sanitary Sewer,Water

**Legal:** STRATA LOT 24, PLAN BCS184, SECTION 26, TOWNSHIP 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 V

**Amenities:** Club House,Exercise Centre,In Suite Laundry,Playground,Recreation Center

**Site Influences:** Central Location,Private Setting,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener

**Bylaw Restrict:** Pets Allowed,Rentals Allowed

**Listing Broker(s):** Royal LePage West Real Estate Services

| Floor | Type            | Dimensions  | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main  | Living Room     | 14'4 x 11'9 |       |      |            |
| Main  | Dining Room     | 10'9 x 9'4  |       |      |            |
| Main  | Kitchen         | 16'9 x 10'4 |       |      |            |
| Above | Primary Bedroom | 12' x 10'10 |       |      |            |
| Above | Bedroom         | 9'6 x 9'6   |       |      |            |
| Above | Bedroom         | 8'6 x 8'4   |       |      |            |
| Bsmt  | Flex Room       | 13'9 x 13'2 |       |      |            |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 608 sqft   | <b># Of Rooms:</b>                | 7                        | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 630 sqft   | <b># Of Kitchens:</b>             | 1                        | Above                 | 3                  | No              |
| <b>Finished Floor (Below):</b> | 230 sqft   | <b># Of Levels:</b>               | 3                        | Above                 | 4                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Crawl/Bsmt Height:</b>         |                          |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,468 sqft | <b>Basement:</b>                  | Fully Finished           |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> |                          |                       |                    |                 |
| <b>Grand Total:</b>            | 1,468 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

SUNDANCE! Fully renovated, brand new like town house in Morgan Creek area! Family friendly 3 or 4 bedroom and 2 bathroom home in desirable Rosemary Heights neighborhood of Morgan Creek, located near access to Hwy 99. Transit. recreation, shopping and golfing, walking distance to Rosemary Heights Elementary School and all. Lovely south facing deck on the main floor. Patio off the finished flex room below which can be converted to a bedroom. Spacious open floor plan with designer colors. Master bedroom features vaulted ceiling and walk-in closet. Don't miss this one.