

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):	Bathrooms:	3	Age:	5
Lot Area:	Full Baths:	2	Zoning:	CD 109
Flood Plain:	Half Baths:	1	Gross Taxes:	\$4,128.50
Rear Yard Exp:	Maint. Fee:	255.28	For Tax Year:	2024
View:	No		P.I.D.:	030-664-110

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 74
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Rooftop Deck,Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Colosseum Property Management
Complex / Subdiv:	Boulevard - Willoughby Town Center
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 20, PLAN EPS5351, SECTION 24, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Microwave,Oven - Built In,Range Top
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 9'	Above	Patio	23' x 22'
Main	Dining Room	14' x 9'	Above	Storage	6'4 x 6'3
Main	Living Room	13' x 11'4			
Above	Primary Bedroom	11'4 x 10'11			
Above	Walk-In Closet	7'9 x 3'10			
Above	Bedroom	9'8 x 9'			
Above	Laundry	3' x 3'			

Finished Floor (Main):	535 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	569 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	76 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Abv Main 2	4	No
Finished Floor (Total):	1,237 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,237 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

The Boulevard! 2 bdrm, 3 bath townhome in popular Willoughby Town Centre. This well cared for unit offers an open concept main floor with 10 ft ceilings, gourmet kitchen with S/S appliances, including wall oven & gas range, quartz counter & pantry, large living room, dining room, powder and deck. The upper floor boasts a good size 2nd bdrm, large primary w/beautiful 4 piece ensuite and walk in closet w/ custom built ins. Other features include a large 522sf roof top deck w/mountain views and extra storage. Sought after side by side over 400sf garage with epoxy flooring. Low strata fees, pet friendly complex with club house. In walking distance to shopping, restaurants, schools and more!