

Depth/Size (ft):	Bedrooms:	4	Approx. Year Built:	2016
Frontage (ft):	Bathrooms:	4	Age:	8
Lot Area:	Full Baths:	3	Zoning:	MF
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,811.11
Rear Yard Exp:	Maint. Fee:	471.44	For Tax Year:	2024
View:	No		P.I.D.:	029-818-443

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	75 - Total Units in Strata: 75
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Metal	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	SAKURA
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 30, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER DISTRICT STRATA PLAN EPS2912
Amenities:	Air Cond./Central,Club House,In Suite Laundry,Recreation Center
Site Influences:	Central Location,Cleared,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Garage Door Opener,Security - Roughed In,Vacuum - Roughed In,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey), Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	21'9 x 8'5	Above	Bedroom	11'1 x 9'4
Main	Living Room	15' x 11'7	Above	Bedroom	10' x 9'5
Main	Dining Room	9'10 x 9'6	Above	Laundry	6' x 3'
Main	Flex Room	7'8 x 5'6	Below	Bedroom	11'8 x 10'8
Above	Primary Bedroom	14'1 x 14'	Below	Foyer	7'3 x 7'1
Above	Walk-In Closet	8'2 x 4'11			

Finished Floor (Main):	801 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	829 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	305 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,935 sqft	Basement:	Full	Below	4	Yes
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,935 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home to Westcoast style living at SAKURA. With over 1900 square feet of living area this 4 bedroom, 4 bathroom home is ready for your growing family. The focal point of the home is the open concept kitchen/living room. It features an 11' kitchen island with enough cabinet and counter space to keep every foodie happy. The natural gas powered forced air heating system is upgraded with a Ruud AC unit for three floors of cool air during the summer. The ample-sized SxS garage easily fits 2 vehicles. Check out the primary bedroom suite with vaulted ceilings, deluxe ensuite and upgraded walk-in closet. Plus the 4th bedroom on the ground floor also features a full ensuite; perfect for teens or home office. It is an easy walk to The Shops and Morgan Crossing, Montessori and schools.