

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1998
Frontage (ft):		Bathrooms:	3	Age:	26
Lot Area:		Full Baths:	2	Zoning:	RM10
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,329.57
Rear Yard Exp:	South	Maint. Fee:	517.76	For Tax Year:	2024
View:	No			P.I.D.:	024-350-923

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double, Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	68
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	NAI Goddard & Smith - 604-534-7974
Complex / Subdiv:	Creekside
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 15, PLAN LMS3764, SECTION 17, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, PHASE 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY
Amenities:	Club House,In Suite Laundry
Site Influences:	Adult Oriented,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 7'5	Above	Bedroom	11'2 x 14'9
Main	Living Room	12'10 x 21'9	Above	Bedroom	11'7 x 12'8
Main	Kitchen	10'10 x 8'10	Above	Den	9'3 x 5'3
Main	Family Room	14'0 x 11'4			
Main	Dining Room	10'1 x 9'2			
Main	Primary Bedroom	12'11 x 14'10			
Main	Walk-In Closet	4'7 x 6'7			

Finished Floor (Main):	1,262 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	559 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,821 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,821 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Rare, Fully Detached 1,821sqft T/Home in Creekside at Clayton Hills. Excellent floorplan w/Primary bdrm on the main w/5pce ensuite & walk-in closet, Plus 2bdrms, Den & Full Bathroom Up. Nicely renovated kitchen w/large island, granite counters & S/S appl. All new central a/c, high effic furnace & h/w tank. Beautiful sunny West facing fenced, private backyard w/large covered patio. Best location in this highly sought after gated community. Close to shopping, transit, all other amenities Plus it will be a short walk to a future skytrain station! This is truly an amazing property. One owner must be 55, 2 pets max. 16inches at the shoulder.