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| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 2008 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 16 |
| Lot Area: | | Full Baths: | 3 | Zoning: | CD |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$4,316.15 |
| Rear Yard Exp: | South | Maint. Fee: | 678.72 | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 027-681-572 |

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|-------------------------|---------------------------------|-------------------------|--------------------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Brick,Fibre Cement Board,Mixed | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double,Visitor Parking |
| Rain Screen: | Full | Locker: | No |
| Renovations: | | Units in Dev: | 43 - Total Units in Strata: 43 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric,Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | Yes : Green Belt |
| Mgmt. Company: | Dwell Property Mgmt - 604-821-2999 |
| Complex / Subdiv: | Nuvo 1 |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | PL BCS3152 LT 9 LD 36 SEC 23 TWP 1 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,Garden,In Suite Laundry,Storage |
| Site Influences: | Central Location,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Smoke Alarm,Vacuum - Roughed In,Windows - Thermo |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | RE/MAX Westcoast |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|------------|-------|-----------------|-------------|
| Main | Living Room | 14' x 14' | Above | Bedroom | 11'8 x 11'7 |
| Main | Kitchen | 12'6 x 11' | Above | Den | 8' x 5' |
| Main | Dining Room | 14' x 9' | Above | Walk-In Closet | 8' x 5' |
| Main | Flex Room | 21' x 12' | Below | Recreation Room | 20'7 x 13'6 |
| Main | Foyer | 12' x 5'2 | Below | Family Room | 15' x 8'4 |
| Above | Primary Bedroom | 14'6 x 10' | Below | Other | 30' x 12' |
| Above | Bedroom | 13' x 12' | | | |

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|--------------------------------|------------|-----------------------------------|-----------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,054 sqft | # Of Rooms: | 13 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 948 sqft | # Of Kitchens: | 1 | Main | 3 | No |
| Finished Floor (Below): | 1,057 sqft | # Of Levels: | 3 | Above | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | Above | 5 | Yes |
| Finished Floor (Total): | 3,059 sqft | Basement: | Partly Finished | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 3,059 sqft | # Of Pets: | | | | |

Welcome to NUVO, rarely available "A" plan 1/2 duplex backing onto a south facing permanent greenspace. Over 3000 sf, featuring a main floor great room with a fully reno'd kitchen including new appliances, 48" fridge 6 burner gas cooktop,counters and cabinetry, a true chefs delight. Main floor also features powder room with shower and a bonus 21'x 12' live/work space with separate entrance(could be 4th bedroom). Upstairs features 3 beds 2 bath and newish laundry app,including the primary with W/I closet and spa like ensuite.Below main with 10' theatre screen w/built in sound system.Roughed in 30'x12' basement.South facing backyard is an absolute must see w/ trex decking and gorgeous landscaping. EV charger, HW on demand,double wide garage,too many features to list them all.