

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2011
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	4	<b>Age:</b>	13
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$4,876.32
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	678.28	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	028-556-411

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 109
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Geothermal,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Leonis Management - 604-574-5474

**Complex / Subdiv:** Wills Creek

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 52 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3334TOGETHER 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,Garden,Pool; Outdoor,Swirlpool/Hot Tub

**Site Influences:** Central Location,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Vaulted Ceiling

**Bylaw Restrict:** Pets Allowed,Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'7 x 12'6	Above	Bedroom	13'11 x 9'11
Main	Dining Room	14'3 x 12'2	Bsmt	Recreation Room	13'7 x 23'8
Main	Living Room	13'7 x 12'0	Bsmt	Library	14'5 x 11'6
Main	Primary Bedroom	12'7 x 11'10	Bsmt	Office	18'11 x 11'4
Main	Foyer	7'0 x 4'5	Bsmt	Storage	8'9 x 11'5
Main	Laundry	5'1 x 6'0	Bsmt	Utility	8'0 x 12'0
Above	Bedroom	13'11 x 9'11			

<b>Finished Floor (Main):</b>	1,181 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	616 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	2	No
<b>Finished Floor (Bsmt):</b>	1,136 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	No
<b>Finished Floor (Total):</b>	2,933 sqft	<b>Basement:</b>	Full	Below	2	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,933 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Welcome to Wills Creek. This exceptional 3 bed 4 bath duplex style townhome is situated on a greenbelt within a beautiful park-like setting. Walk into this bright and open home, with soaring vaulted ceilings, a large gourmet kitchen w/ high-end SS appliances, breakfast bar & room for an oversized dining table. Backing on to your private backyard with a large patio & gas hookup. Primary bedroom on the main w/ attached ensuite complete w/ heated floors, soaker tub and full shower. Double french doors open to your lush backyard. Entertain or relax in the spacious basement with large rec. room, library, flex room and lots of storage space. Large side-by-side 2-car garage. Strata fees include geothermal heating & cooling. Clubhouse is complete with lounge, gym, outdoor pool & hot tub.