

|                         |                    |        |                            |             |
|-------------------------|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> | <b>Bedrooms:</b>   | 3      | <b>Approx. Year Built:</b> | 2013        |
| <b>Frontage (ft):</b>   | <b>Bathrooms:</b>  | 3      | <b>Age:</b>                | 11          |
| <b>Lot Area:</b>        | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | CD          |
| <b>Flood Plain:</b>     | <b>Half Baths:</b> | 1      | <b>Gross Taxes:</b>        | \$2,783.43  |
| <b>Rear Yard Exp:</b>   | <b>Maint. Fee:</b> | 293.47 | <b>For Tax Year:</b>       | 2024        |
| <b>View:</b>            |                    |        | <b>P.I.D.:</b>             | 029-013-852 |

|                         |                              |                         |                       |
|-------------------------|------------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 2 Storey w/Bsmt.,Corner Unit | <b>Parking:</b>         | Total: 2 - Covered: 1 |
| <b>Construction:</b>    | Frame - Wood                 | <b>Covered Parking:</b> | 1                     |
| <b>Exterior:</b>        | Vinyl                        | <b>Parking Access:</b>  |                       |
| <b>Foundation:</b>      |                              | <b>Parking:</b>         | Carport & Garage      |
| <b>Rain Screen:</b>     |                              | <b>Locker:</b>          |                       |
| <b>Renovations:</b>     |                              | <b>Units in Dev:</b>    |                       |
| <b># of Fireplaces:</b> |                              | <b>Distance to:</b>     |                       |
| <b>Water Supply:</b>    | City/Municipal               | <b>Title to Land:</b>   | Freehold Strata       |
| <b>Fuel/Heating:</b>    | Baseboard,Electric           | <b>Property Disc:</b>   | Yes                   |
| <b>Outdoor Area:</b>    | Balcony(s)                   | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                      | <b>Fixtures Leased:</b> |                       |
| <b>Floor Finish:</b>    |                              | <b>Fixtures Rmvd:</b>   |                       |

|                            |  |
|----------------------------|--|
| <b>View:</b>               |  |
| <b>Mgmt. Company:</b>      | tribe  |
| <b>Complex / Subdiv:</b>   |  |
| <b>Services Connected:</b> | Electricity,Sanitary Sewer,Storm Sewer,Water   |
| <b>Legal:</b>              | STRATA LOT 34, PLAN EPS929, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| <b>Amenities:</b>          | Playground   |
| <b>Site Influences:</b>    | Central Location,Golf Course Nearby,Shopping Nearby  |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Smoke Alarm,Vacuum - Built In,Windows - Thermo  |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest.   |
| <b>Listing Broker(s):</b>  | Team 3000 Realty Ltd.  |

| Floor | Type            | Dimensions  | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main  | Kitchen         | 12'2 x 13'0 |       |      |            |
| Main  | Dining Room     | 8'7 x 11'9  |       |      |            |
| Main  | Living Room     | 12'2 x 14'2 |       |      |            |
| Above | Bedroom         | 10'0 x 11'6 |       |      |            |
| Above | Primary Bedroom | 12'0 x 13'0 |       |      |            |
| Below | Foyer           | 8'0 x 7'0   |       |      |            |
| Below | Bedroom         | 8'6 x 6'9   |       |      |            |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 533 sqft   | <b># Of Rooms:</b>                | 7                        | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 533 sqft   | <b># Of Kitchens:</b>             | 1                        | Below                 | 2                  | No              |
| <b>Finished Floor (Below):</b> | 163 sqft   | <b># Of Levels:</b>               | 3                        | Above                 | 4                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Crawl/Bsmt Height:</b>         |                          | Above                 | 3                  | Yes             |
| <b>Finished Floor (Total):</b> | 1,229 sqft | <b>Basement:</b>                  | Part                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> |                          |                       |                    |                 |
| <b>Grand Total:</b>            | 1,229 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Welcome to La Rue! This beautifully maintained 3-bedroom, 3-bathroom corner townhome stands out as one of the best in the complex! The main floor features soaring 9-foot ceilings, wide plank laminate flooring, and extra-large windows that flood the north-facing living room with natural light. The modern kitchen offers tall shaker cabinetry, stainless steel appliances, and quartz countertops with plenty of storage. With a generous 1,229 sq ft layout, this home includes a powder room and a versatile 3rd bedroom on the ground floor. Recently painted and equipped with a built-in vacuum system, this home also features a large single garage plus a carport that fits a full-sized vehicle, along with ample street parking for guests. Close to Willowbrook mall and future Skytrain station!