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|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 2017 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 7 |
| Lot Area: | | Full Baths: | 2 | Zoning: | R4-A |
| Flood Plain: | Yes | Half Baths: | 1 | Gross Taxes: | \$2,611.44 |
| Rear Yard Exp: | | Maint. Fee: | 280.00 | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 030-433-576 |

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|-------------------------|--------------------------------|-------------------------|-----------------------|
| Style of Home: | 3 Storey,Corner Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Fibre Cement Board,Mixed,Vinyl | Parking Access: | |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # 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: | Balcny(s) Patio(s) Dck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | |
| Floor Finish: | | Fixtures Rmvd: | |

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|----------------------------|--|
| View: | Yes : Mountain |
| Mgmt. Company: | |
| Complex / Subdiv: | Midtown 2 |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | STRATA LOT 24, PLAN EPS4451, DISTRICT LOT 257, GROUP 2, 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 |
| Amenities: | In Suite Laundry |
| Site Influences: | |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | Pets Allowed w/Rest. |
| Listing Broker(s): | Royal LePage - Wolstencroft, Royal LePage - Wolstencroft |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|----------------|-------------|
| Main | Dining Room | 9'1 x 8'0 | Above | Bedroom | 10'1 x 7'10 |
| Main | Kitchen | 9'9 x 9'7 | Above | Bedroom | 7'11 x 7'9 |
| Main | Living Room | 21'3 x 13'0 | Above | Walk-In Closet | 6'4 x 4'9 |
| Above | Primary Bedroom | 12'3 x 12'10 | Below | Foyer | 6'9 x 3'9 |

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|--------------------------------|------------|---------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 655 sqft | # Of Rooms: | 8 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 626 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 102 sqft | # Of Levels: | 3 | Above | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 4 | Yes |
| Finished Floor (Total): | 1,476 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 1,476 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Welcome this meticulously maintained 3 brdm 2 and a half bathroom corner townhome with a LARGE ROOFTOP PATIO located close to shopping/recreation/schools and with quick highway access! This home has SS appliances, open concept dining/living boasting tons of natural light, & in-suite laundry. Tons of upgrades throughout incl.: Napoleon electric fireplace, roughed in for Central vacuum, 220 hook up for electric car charging in garage, 2 inch blinds throughout, Natural gas hook up for BBQ on Rooftop, upgraded faucets and undermount sinks in bathrooms, hot water on demand, Laminate flooring throughout including stairs, Central AC, quartz countertops, nest programmable thermostat. This home shows like new, do not miss on it !!