

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	3	Age:	30
Lot Area:		Full Baths:	2	Zoning:	RM2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,904.69
Rear Yard Exp:		Maint. Fee:	514.35	For Tax Year:	2024
View:	No			P.I.D.:	023-192-968

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	17 - Total Units in Strata: 17
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	BLUEPRINT STRATA MANAGEMENT - 604-200-1030
Complex / Subdiv:	CRANBROOK COURT
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	STRATA LOT 10, PLAN LMS1471, PART N1/2, SECTION 15, 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 1
Amenities:	In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'5 x 12'1	Below	Foyer	3'9 x 6'3
Main	Dining Room	10'2 x 11'8	Below	Laundry	5'6 x 6'0
Main	Kitchen	10'3 x 11'5	Below	Storage	4'8 x 8'0
Above	Primary Bedroom	19'5 x 16'11			
Above	Bedroom	13'8 x 12'11			
Below	Bedroom	9'5 x 12'3			
Below	Bedroom	9'7 x 9'4			

Finished Floor (Main):	536 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	732 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	678 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	1,946 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,946 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

SPECTACULAR, CONVENIENT & UPDATED: Introducing a stunning 3-level townhouse offering 1,950 sqft of modern living space! This beautifully updated home features 4 bedrooms and 3 bathrooms, making it perfect for families. Enjoy the expansive primary bedroom and a spacious living and dining area, ideal for entertaining. The renovated flooring throughout, kitchen with new Stainless-Steel Appliances, and redone bathrooms provide a fresh, contemporary feel. Step outside to a lovely patio, perfect for gatherings or just to relax in a lounge chair. Conveniently located near schools, recreation, transportation, shopping, and more, this townhouse truly has it all. Don't miss the chance to make this exceptional property your new home! Open House Sunday Oct 13th 1:00-3:00pm