

Depth/Size (ft):	Bedrooms: 5	Approx. Year Built: 1993
Frontage (ft):	Bathrooms: 3	Age: 31
Lot Area:	Full Baths: 2	Zoning: STRATA
Flood Plain:	Half Baths: 1	Gross Taxes: \$4,816.60
Rear Yard Exp:	Maint. Fee: 388.70	For Tax Year: 2024
View:		P.I.D.: 018-141-072

Style of Home: 2 Storey w/Bsmt.,End Unit	Parking: Total: 4 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Mixed	Parking Access: Front,Side
Foundation:	Parking: Garage; Double,Open,Visitor Parking
Rain Screen:	Locker: Yes
Renovations: Partly	Units in Dev: 42 - Total Units in Strata: 42
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Forced Air,Natural Gas	Property Disc: Yes
Outdoor Area: Fenced Yard,Sundeck(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Mixed	Fixtures Rmvd: No

View:

Mgmt. Company: Fraser Property Management - 604-466-7021

Complex / Subdiv: KICHLER STATION

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 11, PLAN LMS753, DISTRICT LOT 242, GROUP 1, 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 OR V, AS APPROPRIATE

Amenities: In Suite Laundry,Storage

Site Influences: Central Location,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Jetted Bathtub,Security - Roughed In,Storage Shed,Vacuum - Built In,Vaulted Ceiling

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 12'6	Bsmt	Recreation Room	18'2 x 16'
Main	Kitchen	10' x 7'10	Bsmt	Bedroom	17' x 10'8
Main	Dining Room	12' x 9'10	Bsmt	Bedroom	12' x 11'5
Main	Nook	7'10 x 6'8	Bsmt	Den	9' x 6'
Above	Primary Bedroom	13'9 x 13'9			
Above	Bedroom	14'11 x 9'1			
Above	Bedroom	11'7 x 9'3			

Finished Floor (Main): 689 sqft	# Of Rooms: 11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 868 sqft	# Of Kitchens: 1	Main	2	No
Finished Floor (Below): 0 sqft	# Of Levels: 3	Above	4	No
Finished Floor (Bsmt): 1,111 sqft	Crawl/Bsmt Height:	Above	4	Yes
Finished Floor (Total): 2,668 sqft	Basement: Full,Fully Finished			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 2,668 sqft	# Of Pets: Cats: Yes, Dogs: Yes			

KICHLER STATION - END UNIT - 4 PARKING - 5 BED! Tons of space & storage, 12' ceiling in living rm & gas f / p surrounded by windows for a bright space combined with dining rm. Newly refaced cabinets & quartz countertops in kitchen, a coffee nook that has patio doors flowing out to the fully fenced yard. Huge home theatre / rec room plus 2 large bedrooms & den in basement. Master with a 4-piece ensuite & walk-in closet. The main bath also has a jetted tub for when you need a little relaxation. New W/ D, hot water tank, kitchen & bath updates, freshly painted. Double garage+ 2 outdoor parking + visitor parking. B/ I vac, R/ I alarm. Minutes away from all amenities - schools, recreation, shopping, West Coast Express & Golden Ears Bridge. Pets welcome {cats/dogs}. BONUS pool table included!