

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	3	Age:	5
Lot Area:		Full Baths:	2	Zoning:	RM-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,230.21
Rear Yard Exp:		Maint. Fee:	244.34	For Tax Year:	2022
View:				P.I.D.:	031-044-174

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Completely	Units in Dev:	54 - Total Units in Strata: 54
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: ASSOCIA - 604-591-6060

Complex / Subdiv:

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

Legal: STRATA LOT 40, PLAN EPS5932, SECTION 15, TOWNSHIP 12, 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,Storage

Site Influences: Central Location,Greenbelt,Marina Nearby,Paved Road,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Security System,Smoke Alarm,Sprinkler - Fire,Vacuum - Roughed In,Windows - Thermo

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

Listing Broker(s): Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 12'10	Below	Foyer	5'7 x 5'6
Main	Dining Room	15' x 7'5	Below	Storage	11'1 x 8'6
Main	Kitchen	10'8 x 12'3			
Main	Patio	16'3 x 6'			
Above	Primary Bedroom	14'7 x 11'1			
Above	Bedroom	10'6 x 8'			
Above	Bedroom	9' x 8'6			

Finished Floor (Main):	628 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	655 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	76 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,359 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,359 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This Stunningly UPDATED & beautifully appointed Willow & Oak unit will not disappoint. Along with the many UPGRADES at the time of purchase, pride of ownership shows with the additional final touches that make this home feel like your home the moment you enter. Feel the presence of the GREAT room style living & dining area all with your 9' ceilings throughout the main floor, high quality laminate flooring throughout main, upgraded S/S APPLIANCE package including GAS RANGE & built-in microwave. KITCHEN boasts fine entertaining touches such as; pantry, large quartz island with an additional 10 pot lights added , Koehler touchless island faucet for your entire eating and cooking experience. LARGE DOUBLE GARAGE with EV CHARGER & EPOXY FLOORING. will fit FULL SIZE TRUCK! Book your showing now!