

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	3	Age:	18
Lot Area:		Full Baths:	2	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,618.83
Rear Yard Exp:		Maint. Fee:	415.43	For Tax Year:	2024
View:	Yes			P.I.D.:	027-284-298

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	61 - Total Units in Strata: 61
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 50, PLAN BCS2157, SECTION 8, TOWNSHIP 26, 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:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	7'5 x 19'7	Above	Bedroom	9'9 x 13'3
Below	Recreation Room	19'0 x 13'5	Above	Primary Bedroom	13'2 x 12'9
Main	Dining Room	11'1 x 11'1	Above	Walk-In Closet	5'7 x 4'3
Main	Kitchen	13'11 x 12'8			
Main	Living Room	19'0 x 13'7			
Main	Bedroom	7'7 x 9'5			
Above	Bedroom	9'0 x 9'6			

Finished Floor (Main):	695 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	691 sqft	# Of Kitchens:	1	Below	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	669 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	2,055 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,055 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to the Gables at Copper Creek! You'll fall in love with this stunning 4-bedroom, 3-bathroom townhome, meticulously maintained and ready for its new family. Spanning over 2,000 sqft, this home boasts updates, including new appliances, carpets, window coverings, light fixtures, and fresh paint—making it truly move-in ready! The open-concept main floor seamlessly connects the kitchen and dining area to the inviting living room, leading to a fully fenced, private backyard—perfect for summer BBQs. This family- and pet-friendly strata is well-managed with a reasonable monthly fee. Enjoy a central location close to schools, restaurants, shopping, recreation, and the vibrant heart of Sardis. Call today for your private tour!