

Depth/Size (ft):	Bedrooms: 4	Approx. Year Built: 2018
Frontage (ft):	Bathrooms: 4	Age: 6
Lot Area:	Full Baths: 3	Zoning: RM-30
Flood Plain:	Half Baths: 1	Gross Taxes: \$3,576.22
Rear Yard Exp:	Maint. Fee: 416.62	For Tax Year: 2024
View:		P.I.D.: 030-439-914

Style of Home: Inside Unit	Parking: Total: 3 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Mixed	Parking Access: Rear
Foundation:	Parking: Add. Parking Avail.,Garage; Double,Visitor Parking
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	Property Disc: Yes
Outdoor Area: Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish:	Fixtures Rmvd: No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: STRATA LOT 23, PLAN EPS5016, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: In Suite Laundry,Playground

Site Influences: Private Yard,Recreation Nearby,Shopping Nearby

Features:

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

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	5'6 x 5'10	Above	Walk-In Closet	5'7 x 6'5
Below	Bedroom	10'11 x 9'4	Above	Bedroom	9'8 x 10'7
Main	Living Room	15'7 x 14'11	Above	Walk-In Closet	6'3 x 4'9
Main	Dining Room	13'2 x 10'7	Above	Bedroom	9'2 x 12'1
Main	Kitchen	9'11 x 15'7	Above	Laundry	6'3 x 6'1
Main	Eating Area	9'3 x 14'5			
Above	Primary Bedroom	13'4 x 12'5			

Finished Floor (Main): 838 sqft	# Of Rooms: 12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 838 sqft	# Of Kitchens: 1	Below	3	Yes
Finished Floor (Below): 311 sqft	# Of Levels: 3	Main	2	No
Finished Floor (Bsmt): 0 sqft	Suite: None	Above	4	Yes
Finished Floor (Total): 1,987 sqft	Crawl/Bsmt Height:	Above	3	No
Unfinished Floor: 0 sqft	Basement: Fully Finished			
Grand Total: 1,987 sqft	Beds In Bsmt: 0 / 4			
	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Welcome to The Towne in Clayton Heights! This spacious 4 bed, 4 bath townhouse features an open-concept layout, perfect for modern living. The main floor offers gas appliances, forced air heating, and upgraded air conditioning for year-round comfort. Upstairs, two of the bedrooms feature walk-in closets, and a large laundry room adds convenience. The home also includes a 2-car garage and a small driveway pad for added parking. Located in the Clayton Elementary and Salish Secondary catchments, this family-friendly area offers parks, recreation, shopping, and easy access to transit. Experience the best of Clayton Heights living!