

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2011
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	13
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-33
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,825.21
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	361.31	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	028-465-571

<b>Style of Home:</b>	3 Storey,Inside Unit	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	Yes

**View:**

**Mgmt. Company:** Associa BC - 604-591-6060

**Complex / Subdiv:** TIME

**Services Connected:** Electricity,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 104 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3709 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,Playground

**Site Influences:** Central Location,Golf Course Nearby,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave

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

**Listing Broker(s):** Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	3'5 x 4'2			
Main	Living Room	15'4 x 13'7			
Main	Dining Room	15' x 11'5			
Main	Kitchen	12'8 x 10'9			
Above	Primary Bedroom	12'4 x 12'0			
Above	Bedroom	9'11 x 9'4			
Above	Bedroom	9'4 x 9'2			

<b>Finished Floor (Main):</b>	663 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	697 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	74 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,434 sqft	<b>Basement:</b>	Partly Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,434 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

This beautiful 3 bed/2 bath unit is located in TIME, a highly sought after family friendly complex. You will love the spacious layout on the main floor featuring: kitchen with SS appliances, pantry and island, large dining area, and living room that walks out to the west facing patio and fenced b/yard. Upstairs finds primary suite w/dbl closets, 2 additional bedrooms and bath. Bonus- the entire home just had new flooring installed throughout! Huge tandem garage has plenty of room for storage and a parking pad. Langley Greenway trail and playgrounds are just steps away. Centrally located with transit close by and just minutes to schools, Thunderbird shopping area, Hwy 1 and the Golden Ears Bridge. Best value under 830K in Walnut Grove! \*\*\*OPEN HOUSE 2-4pm Saturday Oct. 19.\*\*\*