

Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	3	Age:	6
Lot Area:		Full Baths:	2	Zoning:	RM-30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,566.75
Rear Yard Exp:		Maint. Fee:	285.15	For Tax Year:	2024
View:	No			P.I.D.:	030-067-804

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 222
# of Fireplaces:	1 - Fuel: Gas - Natural	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:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No : North Shore Mountains
Mgmt. Company:	Davin - 604-594-5643
Complex / Subdiv:	Harvest at Bose Farm
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 69 SECTION 12 TOWNSHIP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS3188TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'5 x 18'	Below	Den	12'10 x 10'
Main	Eating Area	10'8 x 14'2			
Main	Living Room	11'3 x 16'8			
Above	Primary Bedroom	11'10 x 12'			
Above	Walk-In Closet	7' x 7'11			
Above	Bedroom	7'11 x 8'9			
Above	Bedroom	10'9 x 8'5			

Finished Floor (Main):	682 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	703 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	222 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,607 sqft	Basement:	Fully Finished,Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,607 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Harvest at Bose Farms - Absolutely stunning & Meticulously kept by original owner. This end unit features side by side dbl. garage & one of the largest driveways in complex that will accommodate a FULL SIZE p/u truck + Features include 5 burner gas C/T on island, on demand Hot Water, California Closet organizers, generous size deck off kitchen, has southern exp. & nat. gas for BBQ.Very bright & spacious layout with high ceilings & oversize windows. Conveniently located close to Bose Forest Park with its 18.3 acres of trails & playground, AJ McLellan elementary, Northview Golf Courses, shopping, & Cloverdale Athletic Park!