

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	3	Age:	27
Lot Area:		Full Baths:	2	Zoning:	RM-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,123.52
Rear Yard Exp:		Maint. Fee:	366.39	For Tax Year:	2022
View:	Yes			P.I.D.:	023-920-076

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Carport & Garage
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	40 - Total Units in Strata: 40
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : BACKYARD TREES
Mgmt. Company:	FRASER PROPERTY MAN - 604-466-7021
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 19, PLAN LMS2951, DISTRICT LOT 404, GROUP 1, 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 1 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Paved Road,Private Setting,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Vacuum - Built In,Vaulted Ceiling,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	15'4 x 11'8	Above	Bedroom	10' x 8'5
Main	Dining Room	11' x 9'	Above	Bedroom	10'3 x 14'4
Main	Kitchen	8'5 x 7'	Below	Gym	15'4 x 10'9
Main	Eating Area	11'6 x 6'4	Below	Foyer	4'9 x 4'6
Main	Family Room	10'3 x 9'10	Below	Patio	15'2 x 6'1
Main	Patio	15'4 x 6'			
Above	Primary Bedroom	13'10 x 11'9			

Finished Floor (Main):	757 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	632 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	347 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,736 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,736 sqft	# Of Pets:				

"WELCOME TO KANAKA CREEK ESTATES". This south facing sun drenched unit, sits perched overlooking an open field. Recent upgrades include: NEW ROOF & NEW SOUTH FACING DECK COVERING. This large open 1736 sq. ft floor plan boasts 3 large bedrooms & 3 bathrooms. SPACIOUS south facing GREAT ROOM area with soaring 14' ceilings equipped with GAS FIREPLACE (incl. in maintenance fee) accessing front south facing deck, dedicated dining area or for everyday family sit down meals, functional U shaped kitchen with additional eating area next to FAMILY room, large bright walkout daylight basement area which could easily accommodate a PRIVATE 4th bedroom with access to covered patio & backyard with large pine & maple trees for shaded and additional privacy areas. Well located on the Southside of complex.