

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	1	Age:	34
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,638.27
Rear Yard Exp:		Maint. Fee:	358.75	For Tax Year:	2024
View:				P.I.D.:	016-321-456

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Tile	Fixtures Rmvd:	

View:	
Mgmt. Company:	Pivot Point Properties
Complex / Subdiv:	Alderglen
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 40, PLAN NWS3306, SECTION 15, TOWNSHIP 16, 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
Amenities:	In Suite Laundry
Site Influences:	Central Location,Private Setting,Recreation Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'0 x 4'4	Main	Bedroom	10'9 x 9'11
Main	Kitchen	9'6 x 8'6			
Main	Living Room	13'1 x 11'1			
Main	Dining Room	15'1 x 8'7			
Main	Laundry	7'3 x 8'4			
Main	Primary Bedroom	12'7 x 11'9			
Main	Walk-In Closet	6'7 x 4'6			

Finished Floor (Main):	972 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	972 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	972 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

This tastefully updated top floor 2 bedroom townhome in the desirable Alderglen community offers convenience and beauty at an affordable price. Enjoy modern finishes and abundant natural light that enhances the cozy ambiance throughout. Bright and open concept living and dining room. Kitchen comes complete with new appliances, quartz countertops a skylight and refaced cabinetry. Laundry room/pantry has been upgraded with new W/D and wrap around cabinets for added storage and convenience. Bathroom has been completely redone with spa-like features. Stylish accent walls throughout add a modern flair. With convenient access to the highway, local parks, shopping, and dining, this home combines comfort and style in a tranquil setting. Don't miss out! this one won't last. OPENHOUSE OCT12th 12-2