

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1978
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	46
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RT40
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,778.50
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	504.00	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	001-626-299

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	41
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Other	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	
<b>Mgmt. Company:</b>	CENTURY 21 - 604-232-3055
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 22, PLAN NWS1012, SECTION 11, TOWNSHIP 5, 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
<b>Amenities:</b>	Club House,In Suite Laundry,Pool; Indoor
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	7'9 x 6'7			
Below	Bedroom	8'11 x 10'11			
Below	Bedroom	18'2 x 13'6			
Main	Living Room	18'2 x 16'11			
Main	Kitchen	11'0 x 7'7			
Main	Dining Room	9'6 x 9'6			
Above	Primary Bedroom	18'2 x 13'4			

<b>Finished Floor (Main):</b>	790 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	286 sqft	<b># Of Kitchens:</b>	1	Below	4	Yes
<b>Finished Floor (Below):</b>	617 sqft	<b># Of Levels:</b>	3	Main	4	No
<b>Finished Floor (Bsm):</b>	0 sqft	<b>Crawl/Bsm Height:</b>				
<b>Finished Floor (Total):</b>	1,693 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,693 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Fairway views! Updated townhome with a sunny landscaped private WEST exposed lush garden area! Vaulted ceiling in living room, dining room with access to patio overlooking garden below. Updated-kitchen (stainless appliances), flooring, carpet, bathrooms. Third level with primary bedroom, two more bedrooms on lower floor, two full bathrooms! Total 1693 sq.ft.! Amenity club house with swimming pool. Perfect family home walking distance to Tsawwassen town centre!!