

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	20
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-10
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,733.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	383.29	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	025-968-416

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Grge/Double Tandem,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	100
<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>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Strataco - 604-294-4141
<b>Complex / Subdiv:</b>	Willow Edge
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 50 DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS753 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 17'11			
Main	Kitchen	7'6 x 12'5			
Main	Dining Room	9'6 x 10'4			
Above	Primary Bedroom	12'0 x 12'0			
Above	Bedroom	12'0 x 9'10			
Below	Foyer	3'4 x 6'4			
Below	Other	14'2 x 9'3			

<b>Finished Floor (Main):</b>	625 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	583 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	58 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,266 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,266 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

SEE VIRTUAL TOUR! Welcome to Willow Edge, in the heart of Willoughby, and this 2 bed, 3 bath townhouse located in arguably one of the best locations within the complex! The unit has undergone a lovely transformation w/ modern features such as vinyl plank flooring, shaker style kitchen cabinets, SS appliances, quartz countertops, breakfast bar, updated lighting, and designer tile in your main floor powder room. That's just the main floor! Upstairs features 2 generous sized bedrooms, w/ updated vanities, and a remodeled shower in the ensuite complete w/ custom lighting. Shiplap in the primary bedroom that gives off that warm feeling. Backyard and balcony face south and look onto the breezeway. Walking distance to everything, shops, parks, restaurants. Be part of this thriving community!