

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	4	Age:	12
Lot Area:		Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,269.00
Rear Yard Exp:		Maint. Fee:	510.35	For Tax Year:	2024
View:	No			P.I.D.:	028-677-277

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 42
# of Fireplaces:	2 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Hugh & McKinnon - 604-531-1909
Complex / Subdiv:	THE BELCROFT
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 15, PLAN BCS4072, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, PH 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Microwave,Oven - Built In,Range Top,Refrigerator
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 18'1	Above	Bedroom	9'8 x 11'7
Main	Dining Room	8'8 x 16'7	Above	Laundry	5'3 x 6'10
Main	Kitchen	17'6 x 8'10	Bsmt	Foyer	4'5 x 11'7
Main	Family Room	14'11 x 10'8	Bsmt	Bedroom	9'10 x 9'8
Above	Primary Bedroom	14'7 x 15'2	Bsmt	Recreation Room	13'4 x 17'4
Above	Walk-In Closet	8'9 x 4'6	Bsmt	Laundry	3' x 3'
Above	Bedroom	11'3 x 8'7	Main	Eating Area	11'5 x 6'11

Finished Floor (Main):	1,073 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	808 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,434 sqft	Basement:	Full	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,434 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

RARLEY avail in the Belcroft! 4 bedroom, 4 bathroom END with huge main floor! Featuring 3 spacious bdrms on the upper floor incl a large primary w/ 4 piece ensuite & W/I closet, laundry conveniently located on the upper floor also. The main floor boasts 2 FIREPLACES, traditional living room dining room PLUS full family room off the kitchen! Stainless appliances incl new fridge in 2022. RECENT UPGRADES INCL. Carpet on the stairs 2024, laminate flooring on the upper floor 2016, 240 Volt EV Charger 2023, QUARTZ counters added to 3 bathrooms, laundry room & rec room counter 2017. The main floor is sunlight filled w/an abundance of windows, other features incl. 2nd laundry hookup in bsmt, side/side garage, fenced yard, good size deck. Close to shopping, transit, restaurants & more!