

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	3	Age:	30
Lot Area:		Full Baths:	3	Zoning:	RM30
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,817.71
Rear Yard Exp:		Maint. Fee:	604.72	For Tax Year:	2024
View:	Yes			P.I.D.:	018-652-271

Style of Home:	End Unit,Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - 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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mount Baker - South Valley
Mgmt. Company:	STEADFAST PROPERTIES LTD. - 604-864-6400
Complex / Subdiv:	LAKE POINTE VILLAS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 30, PLAN LMS1283, SECTION 30, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Recreation Center
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 11'9	Main	Primary Bedroom	28'4 x 12'0	Below	Bedroom	11'10 x 10'3
Main	Eating Area	11'8 x 10'4	Main	Walk-In Closet	6'11 x 6'2			
Main	Kitchen	10'4 x 9'6	Below	Living Room	22'5 x 20'11			
Main	Dining Room	16'0 x 10'9	Below	Office	12'0 x 10'10			
Main	Family Room	19'5 x 14'4	Below	Den	12'9 x 10'4			
Main	Laundry	8'11 x 6'10	Below	Utility	10'0 x 5'10			
Main	Bedroom	17'0 x 9'11	Below	Workshop	25'11 x 9'11			

Finished Floor (Main):	1,849 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	1,617 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	3,466 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	3,466 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Lake Pointe Villas! This luxurious 3-bed, 3-bath executive ranch-style townhome spans over a sprawling 3,466 sqft of refined living. Enjoy stunning lake and mountain views from nearly every room, with exclusive gated access to the lake for residents. The bright, airy interior boasts expansive windows, soaring ceilings, & a well-appointed kitchen with generous cabinet and counter space, plus a cozy dining nook. Unwind on the patio, equipped with a BBQ gas hookup, while taking in the serene landscape. The spacious lower level features a massive rec room, workshop, bedroom, and full-sized den. Complete w/ a BRAND NEW Roof! This peaceful complex also offers a grand entrance fountain, an extensive clubhouse, on-site RV parking, & access to the walking trails at Ponderosa Lake park.