

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1979
Frontage (ft):		Bathrooms:	1	Age:	45
Lot Area:		Full Baths:	1	Zoning:	RM-15
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,753.70
Rear Yard Exp:		Maint. Fee:	227.46	For Tax Year:	2024
View:	No			P.I.D.:	001-682-016

Style of Home:	1 Storey,2 Storey	Parking:	Total: 1 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Fraser VAmpbell - 604-585-3276
Complex / Subdiv:	Hyland Creek Estates
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 145 SECTION 16 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLANNW1187 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THEUNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Pool; Outdoor
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'			
Main	Kitchen	12' x 11'			
Main	Primary Bedroom	14' x 9'			
Main	Bedroom	9' x 9'			
Main	Bedroom	9' x 9'			
Main	Storage	10' x 3'			

Finished Floor (Main):	577 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	568 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,145 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,145 sqft	# Of Pets:				

Welcome to Hyland Creek Estates. This NEWLY RENOVATED ground level 1145 sqft townhome has 3 bedrooms and 1 bath. Great value for affordable townhome living and/or an investment! Enjoy your Sundeck and outdoor pool during the summer and club house amenities year-round. Close to shopping, schools and transit.