

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	3	Age:	35
Lot Area:		Full Baths:	2	Zoning:	MR-45
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,656.21
Rear Yard Exp:		Maint. Fee:	380.38	For Tax Year:	2024
View:	No			P.I.D.:	013-025-236

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 49
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Forced Air, Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	No
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Mixed, Tile, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Bradshaw Management - 604-576-2424
Complex / Subdiv:	Tiffany Springs
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 2, BLOCK 5N, PLAN NWS2927, SECTION 25, RANGE 2W, 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
Amenities:	Club House, Garden, In Suite Laundry
Site Influences:	Central Location, Gated Complex, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Macdonald Realty (Delta), Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Porch (enclosed)	8'10 x 8'4	Main	Patio	22'6 x 16'6
Main	Foyer	5'3 x 3'4	Main	Storage	8'6 x 6'4
Main	Kitchen	8'11 x 10'4	Above	Primary Bedroom	19'1 x 13'8
Main	Dining Room	12'8 x 9'3	Above	Bedroom	15'9 x 11'3
Main	Eating Area	9'5 x 12'5	Above	Other	5'5 x 4'9
Main	Living Room	12'1 x 14'6			
Main	Laundry	6'10 x 5'7			

Finished Floor (Main):	778 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	696 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	1,474 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,474 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to Tiffany Springs. This 1,474 sq. ft. Townhome features 2 bedrooms, 3 bathrooms and is situated in a secure gated community. Offering both privacy and serenity, this home boasts vaulted ceilings in each spacious bedroom, complete with en-suite bathrooms, a private balcony from 2nd bedroom, blending comfort and convenience. The main floor offers a third bathroom for guests and an expansive living-dining area that flows seamlessly into a large private yard perfect for entertaining. The beautifully maintained grounds include a scenic pond, enhancing the peaceful ambiance. With easy access to community amenities, this townhome perfectly balances style, convenience, and security. Call today!!!