

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1983
Frontage (ft):		Bathrooms:	2	Age:	41
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,725.96
Rear Yard Exp:	East	Maint. Fee:	568.00	For Tax Year:	2024
View:	Yes			P.I.D.:	000-738-395

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 16
# of Fireplaces:	1 - 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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Park & Trees
Mgmt. Company:	Leonis - 604-575-5474
Complex / Subdiv:	ENGLESEA
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 9 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2166 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry,Storage
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Microwave
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 5'4	Main	Bedroom	13'4 x 10'6
Main	Family Room	12' x 14'1	Main	Laundry	7'5 x 10'1
Main	Kitchen	8'11 x 10'11	Above	Recreation Room	25'5 x 12'0
Main	Eating Area	11'9 x 7'8	Above	Office	7'1 x 6'10
Main	Dining Room	14'3 x 10'	Above	Storage	11'10 x 25'8
Main	Living Room	19'11 x 13'2			
Main	Primary Bedroom	17'7 x 12'1			

Finished Floor (Main):	1,962 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	559 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	2,521 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,521 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Englesea Court, this 2521 sq ft 2 bed 2 full bath home has all the living area (including bedrooms) on the main floor. The extra large living and dining rooms flow out to huge private patio. This home is the only one in the complex with a private entrance to the Southmere Village Park and Lake (no neighbours) from the back yard. This complex of 16 duplex townhomes is very well maintained (new roofs this year) and is centrally located for buses & shops, services & Semiahmoo Mall. The floor plan has lots of room for furniture, including a separate family room. Upstairs has a 300 sq ft rec room plus an office. Double garage with workbench and storage. Home also has a 4 ft crawl space. These rarely come to market and this one is priced to sell...