

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	4	Age:	17
Lot Area:		Full Baths:	3	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,009.07
Rear Yard Exp:	Northwest	Maint. Fee:	365.00	For Tax Year:	2024
View:	Yes			P.I.D.:	027-385-272

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Glass,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	24 - Total Units in Strata: 24
# 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) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : Peek-a-Boo Mountain Views
Mgmt. Company:	Cornerstone Park Realty - 604-791-1440
Complex / Subdiv:	Cedar Springs
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 4, PLAN BCS2758, SECTION 8, TOWNSHIP 26, 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 V
Amenities:	In Suite Laundry,Storage
Site Influences:	Golf Course Nearby,Recreation Nearby,Shopping Nearby,Ski Hill Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Select Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'2 x 9'1	Above	Walk-In Closet	9'3 x 3'3
Main	Dining Room	12'10 x 9'6	Bsmt	Living Room	13'8 x 14'7
Main	Living Room	14'2 x 15'3	Bsmt	Den	11'6 x 8'8
Above	Primary Bedroom	13'11 x 15'2	Bsmt	Storage	12'0 x 4'8
Above	Bedroom	11'6 x 15'1			
Above	Bedroom	11'6 x 15'1			
Above	Laundry	6'11 x 5'6			

Finished Floor (Main):	745 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	919 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	532 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,196 sqft	Basement:	Full	Bsmt	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,196 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home! Tucked away on a whisper-quiet street in ultra-desirable Promontory, this 3-bedroom, 4-bathroom corner home feels like a house, but is priced like a townhouse! This well-maintained home offers a grand primary bedroom with full ensuite and walk-in closet as well as 2 additional bedrooms and a laundry room right off the central landing! Relax by the fireplace while the kids play in the backyard or host epic board games in your formal dining room! Lots of toys? Your home features parking for 4 and an abundance of storage in the garage, plus visitor parking right beside your home. BONUS! Your fully-finished basement has a large recreation room, bathroom, storage and a large office that could easily be an in-law suite. Take our Matterport tour 24/7! *OPEN HOUSE SUN OCT 27 12-1:30*