

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	3	Age:	4
Lot Area:		Full Baths:	2	Zoning:	CD-40
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,557.76
Rear Yard Exp:		Maint. Fee:	283.15	For Tax Year:	2024
View:	No			P.I.D.:	031-080-821

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Other	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 51
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Hot Water	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	No
Mgmt. Company:	Ascent Real Estate Management - 604-431-1800
Complex / Subdiv:	WILDER CROSSING
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 47, PLAN EPS6108, SECTION 14, TOWNSHIP 8, 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:	Air Cond./Central,In Suite Laundry,Playground
Site Influences:	Central Location,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	TRG The Residential Group Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Utility	6'1 x 6'6	Above	Bedroom	10'10 x 8'10
Below	Foyer	6'1 x 4'4	Above	Walk-In Closet	4'9 x 6'1
Main	Kitchen	8'10 x 11'9			
Main	Living Room	12'3 x 17'1			
Main	Dining Room	12'1 x 8'4			
Above	Primary Bedroom	11'11 x 10'1			
Above	Bedroom	10'11 x 9'9			

Finished Floor (Main):	681 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	682 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	83 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	Yes
Finished Floor (Total):	1,446 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,446 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Wilder Crossing! Nestled in a peaceful neighborhood along a scenic green belt, this 3-bedroom, 3-bathroom townhome feels practically brand new and has been meticulously cared for. The expansive main floor boasts beautiful flooring, enormous windows that flood the space with natural light, and sleek stainless steel appliances. Step outside to your own private, fenced yard and patio, perfect for relaxing or entertaining. Thoughtfully designed with families bonus feature. The main floor also includes a convenient powder room, while upstairs, you'll find three generous bedrooms that provide plenty of space for everyone. This inviting townhome is truly a gem and a must-see. Open House Nov 9th 2-4 and Nov 10th 12-2pm