

Depth/Size (ft):	0.00	Bedrooms:	3	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	3	Age:	28
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,048.29
Rear Yard Exp:		Maint. Fee:	515.83	For Tax Year:	2024
View:				P.I.D.:	023-513-136

Style of Home:	2 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	15 - Total Units in Strata: 15
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Self Managed
Complex / Subdiv:	Southampton
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 8 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2514 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
Amenities:	Garden,In Suite Laundry
Site Influences:	Central Location,Paved Road,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Vaulted Ceiling,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 12'8	Main	Walk-In Closet	5'10 x 4'
Main	Dining Room	11'2 x 10'5	Above	Bedroom	13'10 x 12'6
Main	Family Room	14'1 x 9'8	Above	Bedroom	11'1 x 10'7
Main	Eating Area	8' x 7'6	Above	Loft	14'4 x 11'
Main	Primary Bedroom	14'1 x 12'5			
Main	Kitchen	13'2 x 9'6			
Main	Laundry	6'2 x 5'11			

Finished Floor (Main):	1,286 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	700 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,986 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,986 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

ORIGINAL OWNER! This rarely available, private & boutique townhouse complex features a Primary bedroom on the main level! This end unit boasts a very large main floor with vaulted ceilings in the living room along with a family room, dining room, kitchen & laundry area. Kitchen has a gas stovetop, convenient built in wall oven & microwave. Two bedrooms upstairs along with a unique open loft that is perfect for an office or hobby area. Two gas fireplaces and lots of closet and storage space. Oversized double garage, private yard and backing onto the historic Semiahmoo Trail. Close to all shopping, restaurants and amenities. Walking distance to all school levels. Pets welcome. Ready to move in. Call for your private showing today!