

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	3	Age:	1
Lot Area:		Full Baths:	2	Zoning:	RM-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,032.05
Rear Yard Exp:		Maint. Fee:	399.22	For Tax Year:	2024
View:	Yes			P.I.D.:	031-865-640

Style of Home:	3 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	273 - Total Units in Strata: 148
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Peek-a-boo Mountain (Primary)
Mgmt. Company:	Wynford - 604-261-0285
Complex / Subdiv:	Provenance South (Polygon)
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 10, PLAN EPS7684, DISTRICT LOT 402, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor,Recreation Center
Site Influences:	Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
Listing Broker(s):	eXp Realty, eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'8 x 15'3	Above	Bedroom	8'4 x 7'10
Main	Dining Room	9'0 x 12'9	Above	Primary Bedroom	11'0 x 12'1
Main	Living Room	14'2 x 17'5			
Below	Bedroom	10'6 x 13'0			
Below	Foyer	4'3 x 9'0			
Above	Walk-In Closet	5'6 x 6'6			
Above	Bedroom	8'8 x 8'10			

Finished Floor (Main):	685 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	660 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	258 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	1,603 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,603 sqft	# Of Pets:	2 -			

Stunning 4 Bed, 3 Bath, 1603 SQFT Townhome located in highly desirable Provenance South, built by Polygon!! Corner unit featuring open concept w/ engineered stone counters, ceramic tile backsplash, laminate floors, large island, & walk-out balcony overlooking the future park!! Living, Dining, & Kitchen areas flow seamlessly. Upper level w/ 3 bedrooms, 2nd Bath, laundry, & Spacious primary bed with walk-in closet, spa-like ensuite, and peek-a-boo mountain views!! Lower level has 4th bedroom, and side-by-side double garage is EV ready. Fully fenced front yard. Fantastic amenities for the family include: Swimming pool, hot tub, full gym, games room, pool table, foosball, dog wash station, indoor kids playground & much more!! Call to schedule your private viewing!