

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2017
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	7
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RT-10
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,021.88
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	361.56	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-303-257

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	8 - Total Units in Strata: 8
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAIN
<b>Mgmt. Company:</b>	SELF MANAGED
<b>Complex / Subdiv:</b>	NAVA
<b>Services Connected:</b>	Electricity
<b>Legal:</b>	STRATA LOT 8, PLAN EPS4682, DISTRICT LOT 745, GROUP 1, 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 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Lane Access,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Smoke Alarm,Sprinkler - Fire,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'6			
Main	Dining Room	8'10 x 11'2			
Main	Kitchen	9'2 x 8'4			
Main	Porch (enclosed)	3'10 x 7'3			
Above	Bedroom	9'3 x 13'3			
Above	Bedroom	8'3 x 7'11			
Above	Primary Bedroom	12'6 x 12'1			

<b>Finished Floor (Main):</b>	553 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	626 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	No
<b>Finished Floor (Total):</b>	1,179 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,179 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome Home to this DETACHED townhome w/GARAGE at the NAVA complex in the Cedar Cottage area. A Walk Score of 85, this Family neighborhood has easy access to schools, 2 grocery stores, library, Trout Lake Community Ctr + dog park, parks, upper Commercial w/great amenities & is between Commercial/Broadway & Renfrew Skytrains + 15 minutes to Downtown! The open concept main features the Kitchen w/SS appl, gas stove, spacious living/dining areas + access to heated garage. Up has 3 bedrooms, master w/full ensuite + a 2nd bath & balcony. Updates incl newer D-Washer & boiler repairs (2023), freshly painted inside + porch (2024). 506 sf heated crawlspace offering loads of storage. The outside patio & fenced yard is set up w/room for kids & pets! A vibrant community awaits you & your Family!