

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	2	Age:	17
Lot Area:		Full Baths:	2	Zoning:	MR 30
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,029.41
Rear Yard Exp:		Maint. Fee:	386.50	For Tax Year:	2024
View:	No			P.I.D.:	026-991-039

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 112
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Crossroads
Complex / Subdiv:	THE MONTANA
Services Connected:	Community,Sanitary Sewer,Water
Legal:	STRATA LOT 27, PLAN BCS2227, SECTION 16, TOWNSHIP 8, 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:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'5 x 13'7			
Main	Dining Room	11'5 x 12'6			
Main	Living Room	14'11 x 12'1			
Above	Primary Bedroom	12'4 x 12'2			
Above	Bedroom	11'5 x 12'7			
Bsmt	Foyer	3'7 x 6'10			

Finished Floor (Main):	586 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	592 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,274 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,274 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Spacious 2 bdrm 2 bathroom in the Montana! This popular townhouse complex offers a very central location close to Hazel Grove Elem, parks, in walking distance to shopping, restaurants, transit & more. Boasting a large open concept main floor, a large kitchen w/updated cabinet doors, granite countertops, stainless steel appliances & batten board feature wall, a generous sized dining & living room with cozy fireplace. The upper floor offers a large primary bedroom w/ample closets space, new faux wood blinds & 4 pce ensuite plus a full size 2nd bdrm, other features include window trim & crown molding throughout most of the home, a brand new washer/dryer a large deck off the kitchen plus a fully fenced yard & oversized tandem garage. Pet friendly complex, no size OPEN HOUSE CANCELLED