

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RM-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,259.22
Rear Yard Exp:		Maint. Fee:	609.73	For Tax Year:	2024
View:				P.I.D.:	015-649-695

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single, Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate, Vinyl/Linoleum	Fixtures Rmvd:	No

View:	
Mgmt. Company:	NAI Goddard & Smith - 604-534-7974
Complex / Subdiv:	HighGate Terrace
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LT6 PL NWS3163 LD36 SEC 15 TWP8 NEW WESTMINSTER LAND DISTRICT
Amenities:	Club House, In Suite Laundry
Site Influences:	Central Location, Gated Complex, Recreation Nearby, Shopping Nearby
Features:	Clothes Washer/Dryer, Dishwasher, Fireplace Insert, Refrigerator, Stove
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'5 x 13'9	Below	Foyer	9'1 x 4'11
Main	Dining Room	12'7 x 12'1			
Main	Kitchen	10'2 x 8'5			
Main	Family Room	17'1 x 10'11			
Main	Primary Bedroom	12'3 x 14'5			
Main	Bedroom	10'11 x 9'9			
Main	Laundry	7'11 x 9'6			

Finished Floor (Main):	1,421 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	136 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:		Main		No
Finished Floor (Total):	1,557 sqft	Basement:	None	Main		No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,557 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to this 1557 sq. ft. upper unit townhouse in Highgate Terrace. Updates include new laminate in the 2 good size bedrooms with access to the covered sundeck. New Lino in the Kitchen, laundry/utility room and both bathrooms. Spacious living room off the covered sundeck. Family room fronts on to the large open sundeck which is suitable for large family gatherings. Fresh paint in the living, dining family, kitchen and bedrooms. Home is very well maintained and is situated close to Super Store and Willowbrook Mall which is great for all your shopping needs, plus its close to the future extension of SkyTrain Expo Line. Call today! Quick possession is possible.