

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,640.81
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	378.78	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	018-783-066

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Crossroads - 778-578-4445
<b>Complex / Subdiv:</b>	OAK TREE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 28, PLAN LMS1240, PART SE1/4, SECTION 26, TOWNSHIP 2, 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
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 13'	Above	Bedroom	14'8 x 10'
Main	Dining Room	13' x 10'4	Above	Bedroom	12'8 x 9'6
Main	Kitchen	10'6 x 8'6			
Main	Nook	10'6 x 7'			
Main	Family Room	20' x 12'			
Main	Laundry	12' x 7'			
Above	Primary Bedroom	20'8 x 12'			

<b>Finished Floor (Main):</b>	1,064 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,058 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	2,122 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,122 sqft	<b># Of Pets:</b>				

Sought after Oak Tree! This 3 Bed/3 Bath End Unit townhome feels like a home at over 2,100 sqft on 2 floors it features a grand entry, formal living and dining rooms, really nice size family room off the kitchen and lots of windows and natural light. French doors off the rear to a good size patio and yard space that gets South East exposure. Updated stainless appliances in the kitchen, updated bathrooms, full size laundry room with double garage AND rare full driveway! Upstairs features 3 bedrooms, 2 bathrooms Huge primary bedroom with big walk in closet and updated ensuite. Updated Furnace, all new plumbing, updated roofs. 3 gas fireplaces & crawl space Excellent development, excellent location! \*\*Open House Sunday October 20, 11am - 1pm