

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	3	Age:	29
Lot Area:		Full Baths:	2	Zoning:	RM-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,439.58
Rear Yard Exp:	East	Maint. Fee:	381.34	For Tax Year:	2024
View:				P.I.D.:	019-184-468

Style of Home:	2 Storey,End Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Single,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	82 - Total Units in Strata: 82
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:

Mgmt. Company: RE/MAX DWELL - 604-248-3630

Complex / Subdiv: GALIANO

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 34, PLAN LMS1818, SECTION 16, TOWNSHIP 12, 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

Amenities: In Suite Laundry,Playground

Site Influences: Marina Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Storage Shed

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 13'11	Abv Main 2	Bedroom	11'8 x 10'1
Main	Dining Room	11' x 7'8	Abv Main 2	Den	9'1 x 7'9
Main	Kitchen	11' x 8'3	Abv Main 2	Walk-In Closet	8'6 x 4'11
Main	Family Room	13' x 8'10			
Main	Foyer	5'7 x 5'2			
Abv Main 2	Primary Bedroom	15'11 x 13'			
Abv Main 2	Bedroom	10'8 x 12'8			

Finished Floor (Main):	656 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	896 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Main	2	No
Finished Floor (Total):	1,552 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,552 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This 3-bedroom, 3-bathroom end unit townhome is a rare find, offering an abundance of space, privacy, and natural light. Tree lined street with white fences. The home's unique position allows for windows on three sides, lg kitchen with eating area & family room w door leading to one of the standout features the expansive south facing yard beautifully finished with durable turf & fenced for pets & kids. Living rm has gas fireplace lots of windows.2 piece bath on main. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with vaulted ceilings, European style window seats its own en-suite bathroom. Huge walk in closet. Each room offers plenty of closet space and natural light, making this home a comfortable retreat for any family. Open House Sat & Sun 2-4