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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 2015 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 9 |
| Lot Area: | | Full Baths: | 2 | Zoning: | RM45 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$2,647.09 |
| Rear Yard Exp: | | Maint. Fee: | 298.85 | For Tax Year: | 2024 |
| View: | No | | | P.I.D.: | 029-534-089 |

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|-------------------------|-------------------|-------------------------|-------------------------------------|
| Style of Home: | 3 Storey,End Unit | Parking: | Total: 2 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Mixed | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Single,Open,Visitor Parking |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric | Property Disc: | Yes |
| Outdoor Area: | Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | Cornerstone Park Realty Strata - 604-200-4040 |
| Complex / Subdiv: | Cedar Lane |
| Services Connected: | Electricity,Natural Gas,Storm Sewer,Water |
| Legal: | STRATA LOT 24 DISTRICT LOT 48 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1838 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| Amenities: | In Suite Laundry,Storage |
| Site Influences: | Central Location,Recreation Nearby,Shopping Nearby |
| Features: | |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | Royal LePage - Wolstencroft, Royal LePage - Wolstencroft |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|----------------|--------------|
| Below | Foyer | 3'6 x 5'3 | Above | Walk-In Closet | 3'2 x 7'6 |
| Below | Storage | 13'9 x 10'5 | Above | Bedroom | 8'8 x 8'10 |
| Main | Living Room | 14'1 x 13'1 | Above | Bedroom | 10'5 x 13'11 |
| Main | Dining Room | 10'9 x 6'5 | | | |
| Main | Eating Area | 4'8 x 7'7 | | | |
| Main | Kitchen | 10'3 x 12'2 | | | |
| Above | Primary Bedroom | 10'9 x 12'8 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 604 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 604 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 80 sqft | # Of Levels: | 3 | Above | 3 | Yes |
| Finished Floor (Bsmnt): | 0 sqft | Crawl/Bsmnt Height: | | Above | 3 | No |
| Finished Floor (Total): | 1,288 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 1,288 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

This well-maintained townhome is situated in a prime location. Boasting 3 bedrooms and 3 bathrooms, including an ensuite in the primary bedroom, it offers a spacious living room, dining area, a bright sunlit kitchen and storage space. The basement features a storage room for your extras. Amenities include in-suite laundry, and two parking spaces (1 covered + 1 on driveway). The kitchen is equipped with quartz countertops, stainless steel appliances, and abundant storage, and bathrooms also feature quartz countertops. Additionally, the home is adorned with modern paint colors and offers a fenced backyard, perfect for entertainment. Conveniently close to schools, shopping, recreation facilities, public transit, restaurants, parks, and easy freeway access. Call for private viewing now!