

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	3	Age:	4
Lot Area:		Full Baths:	2	Zoning:	CD-104
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,939.34
Rear Yard Exp:		Maint. Fee:	315.36	For Tax Year:	2024
View:	No			P.I.D.:	031-136-087

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	61
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Ascent Property Management - 604-431-1800
Complex / Subdiv:	Fraser
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 47 SECTION 6 GROUP 1 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5981 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	None
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'9 x 12'4	Above	Bedroom	10'2 x 9'11
Main	Dining Room	11'5 x 10'10	Below	Bedroom	11' x 10'9
Main	Kitchen	12'1 x 8'7	Below	Foyer	9'3 x 5'8
Main	Office	10'2 x 7'9			
Above	Primary Bedroom	16' x 11'4			
Above	Walk-In Closet	8'4 x 8'3			
Above	Bedroom	11'8 x 9'9			

Finished Floor (Main):	783 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	778 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	293 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,854 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,854 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Immaculate 4 bedroom townhouse. Lovely wide plank laminate flooring throughout the spacious "open plan" main floor. A fabulous kitchen with a huge situp island providing an abundance of cupboards, quartz counters and quality kitchen aid appliances. A huge dining room that will accommodate the largest of family dinners. Your living room has an electric fireplace plus a convenient office / computer area beside the kitchen. Three large bedrooms upstairs, two with vaulted ceilings. Your primary has a huge walk-in closet and full ensuite. A bonus 4th bedroom or playroom on the lower level. All closets have organizers, central a/c and hot water on demand. Outside Corner unit provides oodles of natural light and excellent privacy. Convenient street parking. Fantastic location walk to everything!