

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):	Bathrooms:	3	Age:	6
Lot Area:	Full Baths:	2	Zoning:	N-14
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,549.63
Rear Yard Exp:	Maint. Fee:	399.00	For Tax Year:	2024
View:			P.I.D.:	030-495-598

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Concrete Block	Covered Parking:	2
Exterior:	Other,Stucco,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	173 - Total Units in Strata: 173
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt,Tar & Gravel,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company: HOMELIFE ADVANTAGE REALTY - 604-859-3142

Complex / Subdiv: Residences at Gateway

Services Connected: Electricity,Natural Gas

Legal: STRATA LOT 11, PLAN EPS5007, SECTION 16, TOWNSHIP 16,NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTIONTO THE UNIT ENTITLEMENT OF THE STRATA LOT ASSHOWN ON FORM V

Amenities: Bike Room,Club House,Playground

Site Influences: Golf Course Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 15'11	Main	Laundry	10'3 x 5'0
Main	Dining Room	10'8 x 9'6	Main	Foyer	5'4 x 5'4
Main	Kitchen	12'7 x 8'10			
Main	Primary Bedroom	10'3 x 11'11			
Main	Bedroom	10'11 x 9'0			
Main	Bedroom	14'7 x 8'20			
Main	Walk-In Closet	10'3 x 4'3			

Finished Floor (Main):	1,220 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	1,220 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,220 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautiful Corner 3 Bedrooms 3 Bathrooms with all the bells and whistles in the Residences at Gateway. This condo offers A/C in every room and 3 bathrooms with heated floors (2 full baths & a half bath), den, laundry room with storage. Design reigns here with contemporary colours and finishings at every turn. Feature rich throughout but especially in the kitchen with silent close white cabinetry with a pull out pantry, custom paneled dishwasher, high end stainless appliances and quartz countertops. The sleek modern design continues in the living room with built-ins and a modern gas fireplace. A large covered balcony with N/gas BBQ outlet you can enjoy year round. 2 underground parking stalls and a large storage locker.