

Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Built:	1986
Frontage (ft):		Bathrooms:	2	Age:	38
Lot Area: (sq.ft.)	2,555.00	Full Baths:	1	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,294.35
Rear Yard Exp:		Maint. Fee:	110.00	For Tax Year:	2024
View:	No			P.I.D.:	000-895-156

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 27
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	self managed
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 23, PLAN NWS2199, DISTRICT LOT 404, 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 OR V, AS APPROPRIATE
Amenities:	Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 14'3	Above	Bedroom	10'1 x 11'9
Main	Family Room	10'6 x 14'3	Above	Bedroom	8'10 x 11'10
Main	Dining Room	13'5 x 10'11			
Main	Kitchen	9'0 x 13'1			
Main	Laundry	7'3 x 6'9			
Main	Foyer	6'2 x 5'2			
Above	Primary Bedroom	11'1 x 13'8			

Finished Floor (Main):	889 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	681 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,570 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,570 sqft	# Of Pets:				

Pride of ownership shows in this tastefully decorated semidetached townhouse. New flooring throughout in August 2024, New hot water tank March 2024, furnace in December 2023, new plumbing throughout, and electrical upgrades October 2024. The main floor has a 2 piece bathroom, dining room, family room, & a large living room with wood burning fireplace opening up to the covered patio leading into your fenced back yard. Spacious open kitchen with updated cabinets & appliances, & a bay window in the eating area. Upstairs offers a large primary bedroom, 2 spacious secondary bedrooms & a full bathroom. This small self managed complex allows pets and has a maintenance of only \$110.00 per month! Walk to town & desirable Kanaka Creek school. Excellent location & a great place to call home.