

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	3
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-77
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,468.71
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	274.08	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	031-274-668

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

**View:**

**Mgmt. Company:** Dwell - 604-821-2999

**Complex / Subdiv:** HOMESTEAD

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

**Legal:** STRATA LOT 9, PLAN EPS7318, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Air Cond./Central,Garden,In Suite Laundry,Playground

**Site Influences:** Central Location,Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Security System,Smoke Alarm,Sprinkler - Fire

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 19'3			
Main	Kitchen	12'2 x 11'3			
Above	Primary Bedroom	10'7 x 11'7			
Above	Bedroom	7'10 x 10'5			
Above	Bedroom	10'11 x 8'11			

<b>Finished Floor (Main):</b>	619 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	636 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	87 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	1,342 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,342 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Beautiful 3 Bedroom,3 Bathroom Farmhouse style townhome in popular Homestead! This unit is a stunner and shows better than new. Nice wide open and bright main floor with cozy living space, upgraded fireplace with shiplap & custom shelves, big dining area, gorgeous kitchen with gas range, farmhouse style sink, lots of storage as well as a 2pc bathroom conveniently tucked off to the side. 3 bedrooms 2 bathrooms upstairs as well as laundry, double sinks in the ensuite, nothing but the best for finishing. Forced air furnace and upgraded A/C as well as HW on demand system. Side x side double Garage is also slightly oversized and bright. Great location, This one's a 10! \*\*\*Open House Sunday November 24, 2-4pm\*\*\*