

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1998
Frontage (ft):		Bathrooms:	3	Age:	26
Lot Area:		Full Baths:	2	Zoning:	RTL1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,032.70
Rear Yard Exp:	South	Maint. Fee:	369.51	For Tax Year:	2023
View:				P.I.D.:	024-177-695

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	33 - Total Units in Strata: 33
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Hardwood,Laminate,Mixed	Fixtures Rmvd:	

View:	
Mgmt. Company:	S.D Woodman Management - 604-275-6777
Complex / Subdiv:	PARC CAMELOT
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 15, BLOCK 5N, PLAN LMS3276, SECTION 25, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTERESTIN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Garden,In Suite Laundry
Site Influences:	Gated Complex,Lane Access,Paved Road,Private Setting,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Range Top
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 11'11	Above	Walk-In Closet	7'2 x 3'7
Main	Dining Room	10'5 x 10'4	Main	Foyer	5'11 x 5'11
Main	Eating Area	11'0 x 9'11			
Main	Kitchen	8'9 x 11'0			
Above	Primary Bedroom	14'11 x 13'0			
Above	Bedroom	12'0 x 12'3			
Above	Bedroom	11'7 x 9'5			

Finished Floor (Main):	678 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	804 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	1,482 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,482 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

RARE two level, 3 Bed, 3 Bath, 1482 SQFT Townhome located in the highly sought after & gated 'Parc Camelot' complex!! This Beautiful home features 9-ft ceilings on the main, a cozy gas fireplace, laminate floors, & radiant heating for year-round comfort!! HUGE Primary bedroom & ensuite, walk-in closet, & large 2nd & 3rd bedrooms. Walk-out patio & fully fenced South facing backyard, perfect for BBQ's & entertaining!! Double side by side garage, smart locks, & newer washer/dryer also included. Move in ready, freshly painted, & steps from schools, shopping, dining, parks, transit, & much more!! BONUS: Newer roof, gutters, skylights, & fencing offer peace of mind! Mitchell Elementary & Cambie Secondary catchments. Watch the video tour. *OPEN HOUSE: Sat & Sun, Nov 30th & Dec 1st, from 2-4pm