

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2012
Frontage (ft):	Bathrooms:	3	Age:	12
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,226.13
Rear Yard Exp:			For Tax Year:	2024
View:	No		P.I.D.:	028-961-978

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	AWM ALLIANCE - 604-685-3227
Complex / Subdiv:	CAMBRIDGE PARK
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 47, PLAN BCS4474, SECTION 10, TOWNSHIP 2, 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:	Club House,In Suite Laundry,Playground
Site Influences:	Central Location,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 12'3			
Main	Kitchen	14'1 x 11'			
Main	Dining Room	9'9 x 12'3			
Above	Primary Bedroom	13'5 x 12'3			
Above	Bedroom	10' x 11'6			
Below	Bedroom	8'9 x 8'			
Below	Foyer	6'8 x 9'6			

Finished Floor (Main):	542 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	551 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	273 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	2	No
Finished Floor (Total):	1,366 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,366 sqft	# Of Pets:				

Beautifully updated 3 bedroom 3 bathroom END unit in Dawson Sawyers 'Cambridge Park!' This wide open plan offers an entertainers galley style kitchen with upgraded counters, good sized living and dining areas on opposite sides, high ceilings and newer laminate floors and crown molding throughout! 2 Big bedrooms up with 2 bathrooms and the 3rd bedroom is down off entrance along with the 3rd bath and laundry. upgraded capets and stairs, Wide single Garage plus full size driveway perfect for large vehicle or truck. Extra wrap around yard space being an end unit, plus south facing deck off living area. Great neighborhood, close to elementary! Hurry on this one