

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	2003
Frontage (ft):		Bathrooms:	1	Age:	21
Lot Area:		Full Baths:	1	Zoning:	CD-52
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,500.89
Rear Yard Exp:	West	Maint. Fee:	273.11	For Tax Year:	2024
View:	Yes			P.I.D.:	025-695-291

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport & Garage
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	88 - Total Units in Strata: 88
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : PARK
Mgmt. Company:	Bayside Property Management - 604-432-7774
Complex / Subdiv:	Steeplechase
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 54, PLAN BCS188, DISTRICT LOT 311, GROUP 2, 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 V
Amenities:	In Suite Laundry,Playground
Site Influences:	Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	No Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	5'0 x 8'0			
Main	Living Room	12'1 x 10'0			
Main	Kitchen	10'10 x 9'10			
Main	Dining Room	10'9 x 7'9			
Above	Primary Bedroom	11'7 x 11'0			
Above	Bedroom	8'1 x 9'7			

Finished Floor (Main):	458 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	506 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	40 sqft	# Of Levels:	3			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,004 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,004 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This lovely 2 bedroom townhome, built by Polygon, has an exceptional layout and floorplan. With a sunny patio overlooking the park off your kitchen space, and your living room overlooking your private backyard, this home provides privacy and serenity. The upper level boasts a spacious master bedroom and second bedroom with stylish wall mural. With new floors, paint, countertops appliances and more! Less than 1 km from R.C. Garnett Elementary, and a short drive to all other amenities, make this home a 10/10 for first time homebuyers and downsizers alike! OPEN HOUSE, SATURDAY DEC 7 11AM-2PM