

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	3	Age:	16
Lot Area:		Full Baths:	2	Zoning:	MFD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,087.20
Rear Yard Exp:		Maint. Fee:	359.00	For Tax Year:	2024
View:	No			P.I.D.:	027-934-748

Style of Home:	3 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Lane
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	No
Renovations:	Partly	Units in Dev:	5 - Total Units in Strata: 5
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Self Managed - Jon - 604-614-2692
Complex / Subdiv:	St. Georges Row
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 4, PLAN BCS3417, DISTRICT LOT 274, 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 V
Amenities:	In Suite Laundry
Site Influences:	Central Location,Lane Access,Marina Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Microwave,Security System,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	No Restrictions
Listing Broker(s):	RE/MAX Masters Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'3 x 8'8	Abv Main 2	Bedroom	14'3 x 16'11
Main	Living Room	9'5 x 13'2	Abv Main 2	Walk-In Closet	10'5 x 3'9
Main	Kitchen	12'3 x 8'6	Abv Main 2	Storage	10'5 x 6'3
Main	Eating Area	10'5 x 7'7	Above	Bedroom	10'7 x 11'0
Main	Foyer	4'7 x 6'9			
Above	Primary Bedroom	15'6 x 10'7			
Above	Walk-In Closet	7'1 x 5'4			

Finished Floor (Main):	663 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	613 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	1,655 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,655 sqft	# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes			

One of central Lonsdale's finest townhome complexes! This 1655 sq ft 3 bedroom/3 bathroom home is bright, airy & an excellent alternative to a house. The main level features a spacious living room, dining room, gourmet kitchen & flex area. Hardwood floors throughout the main & lots of windows for ample natural light. Enjoy your morning coffee on your private patio off the kitchen. The 2nd level has the primary bedroom w 4pc ensuite and WIC, a 2nd bedroom, 4pc bathroom & laundry. Top floor boasts a stunning, bright, large loft/bedroom, with a private deck. Beautifully designed, shows like new! Protected in-suite storage & 1 secure underground parking spot. Steps away from the best parks, restaurants, Whole Foods & the shops of Lower Lonsdale. Opens SAT Dec 14 2-4pm SUN Dec 15 1-4pm