

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

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

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

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