

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	36
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,929.51
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	682.53	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	014-574-187

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Glass,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	89 - Total Units in Strata: 89
<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>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Bayside Properties
<b>Complex / Subdiv:</b>	Augusta Springs
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 87 OF DISTRICT LOT 135 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2752 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Elevator,In Suite Laundry,Pool; Outdoor,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 6'5	Main	Walk-In Closet	7'3 x 7'3
Main	Kitchen	10'9 x 11'1	Main	Bedroom	10'5 x 17'5
Main	Eating Area	9'2 x 9'11	Main	Walk-In Closet	8' x 6'6
Main	Family Room	13'7 x 9'3	Main	Bedroom	11'6 x 12'6
Main	Living Room	17'7 x 12'4	Main	Laundry	9'1 x 7'3
Main	Dining Room	13'1 x 10'7			
Main	Primary Bedroom	11'10 x 22'			

<b>Finished Floor (Main):</b>	1,941 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,941 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,941 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome home to Augusta Springs, refined living in a coveted Burnaby North neighbourhood. Offering 1900 plus sq ft of comfortable living, this 3 Bed 2 Bath is complete w/ an efficient & open layout, ideal for entertaining or cozy days at home. Two bedrooms have private balcony, double door entry into your primary suite boasting a walk-in closet & spa-like bathroom. This large unit includes walk-in laundry, two parking spaces & ample storage. Nestled in a serene cul-de-sac, the complex offers an outdoor swimming pool, park like gardens & is conveniently located steps from transit, trails, shopping, SFU, Burnaby Mountain & Golf. Maintenance includes gas, heat & hot water. Now is your chance to own this rare and unique spacious unit. OPEN HOUSE JAN 25, 2-4 PM & JAN 26, 12-2 PM