

Depth/Size (ft):	0	Bedrooms:	4	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	4	Age:	7
Lot Area:		Full Baths:	3	Zoning:	MF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,660.71
Rear Yard Exp:		Maint. Fee:	328.45	For Tax Year:	2024
View:	No			P.I.D.:	030-571-448

Style of Home:	3 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Side
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	200
# 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:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	TML Management Group Ltd - 604-207-9001
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 32 PLAN EPS4760 LEGAL SUBDIVISION TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTEI SECTION 9 TOWNSHIP 2 LAND DISTRICT 36
Amenities:	Club House,Playground
Site Influences:	Paved Road,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5 x 13'7	Below	Bedroom	9'2 x 15'8
Main	Dining Room	7'9 x 8'7	Below	Foyer	5'1 x 7'7
Main	Kitchen	7'7 x 16'0			
Main	Other	5'8 x 15'2			
Above	Primary Bedroom	11'1 x 17'6			
Above	Bedroom	8'0 x 12'10			
Above	Bedroom	8'1 x 12'7			

Finished Floor (Main):	722 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	689 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	347 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,758 sqft	Basement:	Full	Below	4	Yes
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,758 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Very Clean Corner Town home! 4 Bed & 4 Bath approx. 1,758 SQ FT 3 Storey Town-home in the most demanding area of Sullivan Station. 1 Bedroom on ground floor with ensuite. This Clean and Spacious unit comes with Separate Living and Dining Area, Open Concept Kitchen with Stainless Steel Appliances, Hardwood Flooring on main floor and Heavy Duty Carpet in rooms, In en-suite Laundry, Patio Space for family fun, Huge Balconies, Fully Fenced Yard, double side by side Garage and much more. You will love to own this place! Close to both level Schools, YMCA, Parks, Shopping Centre, Restaurants and all other Amenities. Very Easy access to All Major Routes.