

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	3	Age:	4
Lot Area:		Full Baths:	2	Zoning:	CD-103
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,333.98
Rear Yard Exp:	South	Maint. Fee:	481.29	For Tax Year:	2024
View:	No			P.I.D.:	031-598-196

Style of Home:	3 Storey,3 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	Rear,Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	211 - Total Units in Strata: 211
# of Fireplaces:	0 - Fuel: None	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:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	Township Commons
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 72, PLAN EPS4097, DISTRICT LOT 311, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Garden,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Sprinkler - Fire,Vacuum - Roughed In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'9 x 9'	Abv Main 2	Walk-In Closet	9' x 6'8
Main	Living Room	15' x 11'9	Abv Main 2	Den	6'8 x 6'
Main	Dining Room	11'4 x 10'6	Bsmt	Foyer	8'2 x 3'1
Above	Bedroom	12'2 x 11'6			
Above	Bedroom	12'1 x 9'4			
Above	Laundry	5'2 x 3'			
Abv Main 2	Primary Bedroom	14'6 x 11'8			

Finished Floor (Main):	570 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	544 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	4	Above	5	Yes
Finished Floor (Bsmt):	102 sqft	Crawl/Bsmt Height:		Abv Main 2	4	Yes
Finished Floor (Total):	1,701 sqft	Basement:	Fully Finished,Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,701 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Remarkable home, almost brand new! Unique layout w/double garage access under the condo building. Then walk up to the ground floor w/a spacious great room concept living room/dng room & a gourmet kitchen w/s/s appliances, oversized island, quartz countertops, ample cabinets and drawers - all soft close and a powder room. Walk out to your fully fenced private yard. Upstairs 1 floor has 2 large bedrooms, 1 w/a private balcony & a cheater 5 piece ensuite - soaker tub, 2 basins & laundry area w/your hot water tank. Then head up another set of stairs to your primary bedroom w/massive wi closet, private 4 piece ensuite w/huge shower & 2 basins, plus a den area w/a skylight. Close to Costco, Walmart, Willowbrook mall, numerous restaurants, shopping. Close to transit and main travel arteries.