

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2015
Frontage (ft):		Bathrooms:	4	Age:	10
Lot Area:		Full Baths:	3	Zoning:	RT-2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,557.43
Rear Yard Exp:		Maint. Fee:	407.06	For Tax Year:	2024
View:	Yes			P.I.D.:	029-675-057

Style of Home:	3 Storey,Corner Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Vinyl	Parking Access:	Front,Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	95
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	

View:	Yes : CITY & MOUNTAINS
Mgmt. Company:	STRATAWEST
Complex / Subdiv:	COLBORNE LANE
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 36, PLAN EPS3051, SECTION 18, TOWNSHIP 40, 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,Playground,Recreation Center
Site Influences:	Greenbelt,Paved Road,Private Setting,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX All Points Realty, RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	0' x 0'	Above	Bedroom	0' x 0'
Main	Living Room	0' x 0'	Above	Walk-In Closet	0' x 0'
Main	Family Room	0' x 0'	Below	Bedroom	0' x 0'
Main	Kitchen	0' x 0'			
Main	Dining Room	0' x 0'			
Above	Primary Bedroom	0' x 0'			
Above	Bedroom	0' x 0'			

Finished Floor (Main):	832 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	808 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	409 sqft	# Of Levels:	3	Below	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	2,049 sqft	Basement:	Fully Finished	Above	5	Yes
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,049 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Rarely available 2,049 sqft 4 Bed 4 Bath duplex-style townhome built by Polygon, offering stunning views, natural light & privacy. Enjoy the convenience of street-level parking right at your front door. The main floor features expansive windows, a powder room, modern kitchen with quartz counters, marble backsplash, island, gas range & S/S appliances. The south-facing rear deck is ideal for entertaining, BBQ or enjoying the views. Upstairs, the primary suite boasts a walk-in closet & spa-inspired ensuite with dual sinks, a soaker tub, & a walk-in shower. The lower level offers a versatile bdrm/office/rec-room with its very own ensuite. Completing the home is a 2-car side-by-side garage with EV charging. Low Strata Fees. Ample Storage. Strata Allows A/C. Open House Jan 18-19 Sat-Sun 1-3pm