

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	3	Age:	33
Lot Area:		Full Baths:	2	Zoning:	RM1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,798.28
Rear Yard Exp View:		Maint. Fee:	500.00	For Tax Year:	2024
				P.I.D.:	017-704-065

Style of Home:	3 Storey,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Single,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 100
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt,Fibreglass	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Other,Tile	Fixtures Rmvd:	No

View:	
Mgmt. Company:	STRATACO
Complex / Subdiv:	Francisco Lane
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 89, PLAN LMS93, DISTRICT LOT 160, 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 1
Amenities:	Garden,In Suite Laundry,Pool; Outdoor,Recreation Center
Site Influences:	Central Location,Gated Complex,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	eXp Realty of Canada, Inc., eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Bedroom	13'2 x 10'10	Main	Patio	7'10 x 3'10
Above	Walk-In Closet	5'10 x 5'4	Main	Foyer	9'2 x 4'2
Above	Bedroom	12'0 x 10'2	Main	Porch (enclosed)	7'3 x 4'7
Main	Kitchen	9'2 x 8'3	Below	Bedroom	13'4 x 10'11
Main	Eating Area	10'11 x 9'1	Below	Patio	9'11 x 9'10
Main	Dining Room	12'11 x 9'2	Below	Storage	11'2 x 4'2
Main	Living Room	12'5 x 12'0			

Finished Floor (Main):	597 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	573 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	279 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	2	No
Finished Floor (Total):	1,449 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,449 sqft	# Of Pets:	2 - Cats: Yes			

Welcome to Francisco Lane, a sought-after gated community in South Slope, Burnaby! This stunning 3-bedroom townhome is a rare gem, perfectly situated as a private end unit backing onto a serene greenbelt. Enjoy direct access to a forest loop trail and ravine right from the backyard patio. The main level boasts an open-concept layout with a bright living and dining area, large windows, and a cozy gas fireplace, plus two spacious balconies for seamless indoor-outdoor living. Upstairs, find two sunlit bedrooms, while the lower level offers a versatile third bedroom—ideal for a guest suite, home office, or rec room. Cool off in the community pool and enjoy unparalleled convenience with quick access to Metrotown, top schools, SkyTrain, and major highways. Don't miss this incredible opportunity!