

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM15
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,281.92
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	313.74	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	023-228-407

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single, Open, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	62 - Total Units in Strata: 62
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard, Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate, Mixed, Tile	<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	GODDARD & SMITH REALTY SER - 604-534-7974
<b>Complex / Subdiv:</b>	COYOTE RIDGE
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 20 SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2162 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>	Club House, In Suite Laundry, Playground
<b>Site Influences:</b>	Central Location, Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Freezer, Garage Door Opener, Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed, Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 16'1	Above	Bedroom	11'5 x 11'7
Main	Dining Room	11'7 x 9'0			
Main	Kitchen	10'9 x 9'0			
Main	Eating Area	10'9 x 7'5			
Main	Laundry	10'9 x 5'7			
Above	Primary Bedroom	13'6 x 12'0			
Above	Bedroom	10'11 x 11'2			

<b>Finished Floor (Main):</b>	736 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	813 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,549 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,549 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome Home to #20 at Coyote Ridge – Where modern upgrades meet classic charm! This beautifully updated 3-bed, 3-bath, 1549 sqft townhouse boasts a spacious layout you just don't find in new builds. With extra-large bedrooms, a fully refreshed interior, and a rare, expansive, full fenced yard that is perfect for kids and pets, this home is perfect for families and entertainers alike. Enjoy the convenience of a one-car garage plus two additional parking spots right out front. Nestled in a prime location near schools, parks, shopping, and transit, this home offers everything you need. Don't miss your chance to own a move-in-ready gem in this sought-after complex – a true blend of style and function! Open Jan 25 & 26 from 1-3 each day.