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|------------------|-----|-------------|--------|---------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 5 | Approx. Year Built: | 2008 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 17 |
| Lot Area: | | Full Baths: | 2 | Zoning: | R4 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$2,821.23 |
| Rear Yard Exp: | | Maint. Fee: | 363.89 | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 027-468-305 |

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| Style of Home: | 3 Storey,End Unit | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double,Visitor Parking |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Forced Air | Property Disc: | Yes |
| Outdoor Area: | Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

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|---------------------|--|
| View: | Yes : MOUNTAINS |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | STRATA LOT 26, PLAN BCS2606, SECTION 5, TOWNSHIP 26, 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; & SEC 8 |
| Amenities: | In Suite Laundry |
| Site Influences: | Central Location,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | Pets Allowed |
| Listing Broker(s): | HomeLife Advantage Realty Ltd |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|----------------|-------------|
| Main | Kitchen | 10'8 x 7'11 | Above | Walk-In Closet | 4'9 x 11'3 |
| Main | Living Room | 14'6 x 12'7 | Above | Bedroom | 9'5 x 10'1 |
| Main | Dining Room | 10'3 x 11'9 | Above | Bedroom | 10'3 x 9'10 |
| Main | Pantry | 8'0 x 2'8 | Below | Den | 12'7 x 9'6 |
| Main | Bedroom | 13'9 x 11'3 | Below | Bedroom | 10'3 x 13'5 |
| Main | Walk-In Closet | 4'9 x 5'10 | Below | Foyer | 3'11 x 8'9 |
| Above | Primary Bedroom | 13'9 x 11'11 | | | |

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|-------------------------|------------|--------------------|--------------------------|----------------|-------------|----------|
| Finished Floor (Main): | 795 sqft | # Of Rooms: | 13 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 786 sqft | # Of Kitchens: | 1 | Main | 2 | Yes |
| Finished Floor (Below): | 319 sqft | # Of Levels: | 3 | Above | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | Above | 4 | No |
| Finished Floor (Total): | 1,900 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 1,900 sqft | Beds In Bsmt: | 0 / 5 | | | |
| | | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Bring the family home to this beautiful 5 bedroom, 3 bathroom, 1900 sq.ft. townhome located in the Prime location of Cobblestone Terrace, a quiet complex in the highly sought out area of Promontory Heights. Open concept layout on the main floor with the kitchen featuring quartz counter tops, eating bar, stainless appliances and a huge pantry; opening up to the dining/living room boasting a cozy corner gas fireplace. Main floor includes a bedroom, the upper floor a large Primary bedroom with ensuite & walk-in closet, plus 2 more bedrooms, a full bathroom & stacker laundry. Downstairs includes a bedroom, den, and double vehicle garage with a full size driveway! Plus New A/C! Prime location, very close to all shopping & schools. Contact for details!