

|                         |     |                    |        |                            |             |
|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |     | <b>Bedrooms:</b>   | 3      | <b>Approx. Year Built:</b> | 2017        |
| <b>Frontage (ft):</b>   |     | <b>Bathrooms:</b>  | 4      | <b>Age:</b>                | 8           |
| <b>Lot Area:</b>        |     | <b>Full Baths:</b> | 3      | <b>Zoning:</b>             | CD-90       |
| <b>Flood Plain:</b>     |     | <b>Half Baths:</b> | 1      | <b>Gross Taxes:</b>        | \$5,629.30  |
| <b>Rear Yard Exp:</b>   |     | <b>Maint. Fee:</b> | 370.23 | <b>For Tax Year:</b>       | 2024        |
| <b>View:</b>            | Yes |                    |        | <b>P.I.D.:</b>             | 030-211-191 |

|                         |                                       |                         |                                     |
|-------------------------|---------------------------------------|-------------------------|-------------------------------------|
| <b>Style of Home:</b>   | 2 Storey w/Bsmt.,3 Storey             | <b>Parking:</b>         | Total: 4 - Covered: 2               |
| <b>Construction:</b>    | Frame - Wood                          | <b>Covered Parking:</b> | 2                                   |
| <b>Exterior:</b>        | Fibre Cement Board,Stone,Wood         | <b>Parking Access:</b>  | Front                               |
| <b>Foundation:</b>      |                                       | <b>Parking:</b>         | Garage; Double,Open,Visitor Parking |
| <b>Rain Screen:</b>     |                                       | <b>Locker:</b>          |                                     |
| <b>Renovations:</b>     |                                       | <b>Units in Dev:</b>    |                                     |
| <b># of Fireplaces:</b> | 1 - Fuel: Gas - Natural               | <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>    | Balcny(s) Patio(s) Dck(s),Fenced Yard | <b>PAD Rental:</b>      |                                     |
| <b>Type of Roof:</b>    | Asphalt                               | <b>Fixtures Leased:</b> | No                                  |
| <b>Floor Finish:</b>    | Laminate,Tile,Carpet                  | <b>Fixtures Rmvd:</b>   | Yes                                 |

|                            |                                                                                                                                                                                                                 |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>View:</b>               | Yes : GREENBELT, FARMLAND, MOUNTAIN                                                                                                                                                                             |
| <b>Mgmt. Company:</b>      | ASSOCIA - 604-591-6060                                                                                                                                                                                          |
| <b>Complex / Subdiv:</b>   | Prestwick                                                                                                                                                                                                       |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer                                                                                                                                                              |
| <b>Legal:</b>              | STRATA LOT 46, PLAN EPS3940, SECTION 13, TOWNSHIP 8, 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 |
| <b>Amenities:</b>          | Garden,In Suite Laundry,Playground                                                                                                                                                                              |
| <b>Site Influences:</b>    | Central Location,Golf Course Nearby,Greenbelt,Private Setting,Private Yard,Recreation Nearby                                                                                                                    |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security - Roughed In,Smoke Alarm,Sprinkler - Fire,Vacuum - Roughed In                                                                                   |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest.,Smoking Restrictions                                                                                                                                                                       |
| <b>Listing Broker(s):</b>  | Royal LePage - Wolstencroft                                                                                                                                                                                     |

| Floor | Type            | Dimensions   | Floor | Type            | Dimensions  |
|-------|-----------------|--------------|-------|-----------------|-------------|
| Main  | Foyer           | 7'7 x 6'1    | Above | Family Room     | 14'2 x 20'4 |
| Main  | Kitchen         | 10'9 x 8'9   | Below | Recreation Room | 14'4 x 32'8 |
| Main  | Living Room     | 13'9 x 13'   | Below | Bedroom         | 11'7 x 13'9 |
| Main  | Dining Room     | 18'6 x 11'5  | Below | Den             | 11'7 x 8'3  |
| Main  | Primary Bedroom | 11'11 x 13'5 | Below | Utility         | 11'7 x 5'4  |
| Main  | Walk-In Closet  | 8'2 x 4'2    |       |                 |             |
| Above | Bedroom         | 12'6 x 12'3  |       |                 |             |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,140 sqft | <b># Of Rooms:</b>                | 12                       | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 648 sqft   | <b># Of Kitchens:</b>             | 1                        | Main                  | 4                  | Yes             |
| <b>Finished Floor (Below):</b> | 1,140 sqft | <b># Of Levels:</b>               | 3                        | Main                  | 2                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Crawl/Bsmt Height:</b>         |                          | Above                 | 4                  | No              |
| <b>Finished Floor (Total):</b> | 2,928 sqft | <b>Basement:</b>                  | Full,Fully Finished      | Below                 | 4                  | Yes             |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> |                          |                       |                    |                 |
| <b>Grand Total:</b>            | 2,928 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

**\*\*OPEN HOUSE SAT & SUN 2-4\*\*WELCOME HOME** to this well-appointed MASTER ON MAIN townhouse located in Prestwick, backing onto GREENBELT and boasting incredible views of farmland, Mount Baker and sunrises! Your new home has an open floorplan with everything you need on the main including the primary, laundry room and outdoor deck. Enjoy spacious kitchen with a built-in buffet and pantry cupboard. Upstairs is the perfect setup for guests or a teenager with a bedroom/bathroom and huge Family Room plus another deck offering ultimate privacy. The basement features a huge rec room with a wetbar, 3rd bedroom/bathroom, and access to the private, fully fenced backyard. Bonus feature is double side-by-side garage plus FULL DRIVEWAY large enough to fit a full-size truck and second vehicle.