

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	3	Age:	32
Lot Area:		Full Baths:	1	Zoning:	R5
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$2,302.61
Rear Yard Exp:	East	Maint. Fee:	442.45	For Tax Year:	2024
View:	Yes			P.I.D.:	017-587-760

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

View:	Yes : Eastern Mountain views
Mgmt. Company:	Cornerstone Park Realty - 604-200-4040
Complex / Subdiv:	Parkview Place
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 10, PLAN LMS223, SECTION 7, 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 1 OR V, AS APPROPRIATE
Amenities:	Club House,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Above	Walk-In Closet	6'2 x 6'2
Main	Kitchen	10'3 x 10'3	Above	Bedroom	11'11 x 9'3
Main	Eating Area	9' x 10'	Above	Bedroom	9'4 x 8'9
Main	Dining Room	8' x 9'	Below	Recreation Room	19' x 11'3
Above	Primary Bedroom	11'2 x 11'4			

Finished Floor (Main):	618 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	635 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	363 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	2	Yes
Finished Floor (Total):	1,616 sqft	Basement:	Fully Finished,Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,616 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Popular Parkview Place complex. This family friendly townhome is in a very desirable location within a well run complex. Close to shopping, schools, recreation and a couple blocks from the Garrison area. This home has been very well cared for and shows well throughout. 3 spacious bedrooms up with a large recroom down (which could easily accommodate a 4th bedroom). Bright kitchen with large eating area and East facing windows to capture the morning sun. Beautiful mountain views from all 3 levels including the balcony and level walkout patio area. Plenty of storage options including a spacious single garage. Room for an additional large vehicle on the driveway out-front.