

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$2,942.43
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	406.16	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	027-997-502

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<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, Heat Pump, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Pacific Quorum Properties Inc.
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Water
<b>Legal:</b>	STRATA LOT 20, PLAN BCS2903, SECTION 8, 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
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Central Location, Greenbelt
<b>Features:</b>	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 13'5	Above	Laundry	6'7 x 5'8
Main	Dining Room	9'5 x 9'4	Bsmt	Recreation Room	15'7 x 13'5
Main	Kitchen	9'1 x 9'	Bsmt	Flex Room	9'5 x 9'4
Above	Primary Bedroom	15'7 x 13'7	Bsmt	Storage	7'2 x 11'1
Above	Walk-In Closet	9'1 x 5'	Bsmt	Storage	12'10 x 5'3
Above	Bedroom	15'9 x 11'4			
Above	Bedroom	15'9 x 11'9			

<b>Finished Floor (Main):</b>	662 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	967 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	662 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,291 sqft	<b>Basement:</b>	Fully Finished	Bsmt	2	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,291 sqft	<b># Of Pets:</b>				

RENOVATED, IMACULATE open concept home in sought-after Walker Creek. New floors with tile and laminate throughout 2021. All bathrooms & laundry room have tile. Kitchen Appliances 2021 and new fridge in 2023. All new light fixtures, Blinds. Kitchen counters and bathrooms are quartz. Three story townhouse backing onto green space privacy. New Turf 2023. Top floor; large master bedroom, walk in closet and ensuite, two larger bedrooms and a laundry room. Main floor open layout over looks large deck and outdoor space. Fully renovated Basement with 4th 2pc bathroom. Air conditioning. Double wide car garage and driveway fits full-size truck parking for 4. 240V outlet in garage for Level 2 EV charger. Family and pet friendly complex.