

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	9
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM15
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,699.55
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	494.07	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	029-632-129

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<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>	20 - Total Units in Strata: 20
<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,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Crossroads Management Ltd - 778-578-4445

**Complex / Subdiv:** ROSEMARY GATE

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 14, PLAN EPS2811, SECTION 26, TOWNSHIP 1, 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

**Amenities:** Air Cond./Central

**Site Influences:** Golf Course Nearby,Private Setting

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Vacuum - Built In

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

**Listing Broker(s):** Homelife Benchmark Titus Realty

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

<b>Finished Floor (Main):</b>	755 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	775 sqft	<b># Of Kitchens:</b>	1	Above	5	Yes
<b>Finished Floor (Below):</b>	358 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Below	2	No
<b>Finished Floor (Total):</b>	1,888 sqft	<b>Basement:</b>	Part			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	20			
<b>Grand Total:</b>	1,888 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Rosemary Gate, well managed complex of 20 units, currently 100% owner occupied. Excellent curb appeal with no unsightly balconies and bbq's visible. Spacious layout, low density complex. Location Location! 3 bedrooms, 2.5 baths, flex room in basement with back yard access. PRIVATE upper deck off kitchen for those summer bbq's, overlooks treelined back yard. Bonus, gas bbq hook up. Double wide garage plus parking for 2 full size vehicles on the driveway. Fabulous Rosemary Heights neighborhood, only 8 blocks to Morgan Creek Golf Course, 2 blocks to Southpoint Shopping Centre, 1 block to transit, easy access to Hwy 99. Heat Pump with CENTRAL AIR Conditioning. Rare opportunity, first unit offered for sale at Rosemary Gate in nearly 4 years