

|                         |      |                    |        |                            |             |
|-------------------------|------|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |      | <b>Bedrooms:</b>   | 3      | <b>Approx. Year Built:</b> | 2011        |
| <b>Frontage (ft):</b>   |      | <b>Bathrooms:</b>  | 4      | <b>Age:</b>                | 12          |
| <b>Lot Area:</b>        |      | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | RM30        |
| <b>Flood Plain:</b>     |      | <b>Half Baths:</b> | 2      | <b>Gross Taxes:</b>        | \$2,780.16  |
| <b>Rear Yard Exp:</b>   | West | <b>Maint. Fee:</b> | 246.53 | <b>For Tax Year:</b>       | 2022        |
| <b>View:</b>            | No   |                    |        | <b>P.I.D.:</b>             | 028-664-868 |

|                         |  |                         |                                |
|-------------------------|--|-------------------------|--------------------------------|
| <b>Style of Home:</b>   | 2 Storey w/Bsmt.                       | <b>Parking:</b>         | Total: 2 - Covered: 2          |
| <b>Construction:</b>    | Frame - Wood                           | <b>Covered Parking:</b> | 2                              |
| <b>Exterior:</b>        | Mixed, Vinyl, Wood                     | <b>Parking Access:</b>  | Front                          |
| <b>Foundation:</b>      |  | <b>Parking:</b>         | Gрге/Double Tandem             |
| <b>Rain Screen:</b>     |  | <b>Locker:</b>          | No                             |
| <b>Renovations:</b>     |  | <b>Units in Dev:</b>    | 81 - Total Units in Strata: 81 |
| <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>    | Baseboard, Electric                    | <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>   | No                             |

|                            |  |
|----------------------------|--|
| <b>View:</b>               | No   |
| <b>Mgmt. Company:</b>      | Davin Management - 604-594-5643  |
| <b>Complex / Subdiv:</b>   | Allegro  |
| <b>Services Connected:</b> | Electricity, Sanitary Sewer, Water   |
| <b>Legal:</b>              | STRATA LOT 38, PLAN BCS4003, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRI |
| <b>Amenities:</b>          | Club House, In Suite Laundry, Playground   |
| <b>Site Influences:</b>    | Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby         |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener                                    |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest.   |
| <b>Listing Broker(s):</b>  | One Percent Realty Ltd., One Percent Realty Ltd.                                 |

| Floor | Type            | Dimensions  | Floor | Type            | Dimensions  |
|-------|-----------------|-------------|-------|-----------------|-------------|
| Main  | Kitchen         | 10'8 x 9'6  | Bsmt  | Foyer           | 14'9 x 3'6  |
| Main  | Family Room     | 10'8 x 10'5 | Bsmt  | Primary Bedroom | 12'1 x 10'8 |
| Main  | Living Room     | 14'5 x 12'4 |       |                 |             |
| Main  | Dining Room     | 10'8 x 9'11 |       |                 |             |
| Above | Primary Bedroom | 14'5 x 13'1 |       |                 |             |
| Above | Primary Bedroom | 14'5 x 13'5 |       |                 |             |
| Above | Laundry         | 3'1 x 3'6   |       |                 |             |

|                                |            |                                   |  |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 659 sqft   | <b># Of Rooms:</b>                | 9  | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 647 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>  | 66 sqft    | <b>Crawl/Bsmt Height:</b>         |  | Above                 | 4                  | Yes             |
| <b>Finished Floor (Total):</b> | 1,372 sqft | <b>Basement:</b>                  | Fully<br>Finished, Part, Separate<br>Entry | Bsmt                  | 2                  | Yes             |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> | 100  |                       |                    |                 |
| <b>Grand Total:</b>            | 1,372 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes                   |                       |                    |                 |

Beautiful Cadence floor plan in the sought after Allegro complex! Upstairs you will find 2 HUGE master bedrooms - 1 features a walk thru double closet & 3 piece ensuite with oversized shower, the other features a full 4 piece ensuite w/tub & shower. Laundry is located upstairs. On the main floor is your living room/dng room and kitchen w/family room w/access to your balcony. Plus a powder room off the family room. Your kitchen has s/s fridge, stove, dishwasher, granite countertops and the dark color scheme. Ten your basement has a spacious foyer, double tandem garage leading to your 3rd bdrm w/2 piece ensuite and doors to your fully fenced private backyard. Wonderful schools, close to transit, Willowbrook, shopping and much more!