

|                         |     |                    |        |                            |             |
|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |     | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 2018        |
| <b>Frontage (ft):</b>   |     | <b>Bathrooms:</b>  | 3      | <b>Age:</b>                | 6           |
| <b>Lot Area:</b>        |     | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | R4          |
| <b>Flood Plain:</b>     | No  | <b>Half Baths:</b> | 1      | <b>Gross Taxes:</b>        | \$3,282.18  |
| <b>Rear Yard Exp:</b>   |     | <b>Maint. Fee:</b> | 463.28 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | Yes |                    |        | <b>P.I.D.:</b>             | 030-417-473 |

|                         |                           |                         |                       |
|-------------------------|---------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | Basement Entry            | <b>Parking:</b>         | Total: 5 - Covered: 3 |
| <b>Construction:</b>    | Frame - Wood              | <b>Covered Parking:</b> | 3                     |
| <b>Exterior:</b>        | Mixed,Stone,Vinyl         | <b>Parking Access:</b>  | Front                 |
| <b>Foundation:</b>      |                           | <b>Parking:</b>         | Garage; Triple        |
| <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>   | No                    |
| <b>Outdoor Area:</b>    | Balcny(s) Patio(s) Dck(s) | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                   | <b>Fixtures Leased:</b> |                       |
| <b>Floor Finish:</b>    | Laminate,Tile             | <b>Fixtures Rmvd:</b>   | No                    |

|                            |  |
|----------------------------|--|
| <b>View:</b>               | Yes : peek a boo Fraser River  |
| <b>Mgmt. Company:</b>      | Campbell Strata Management - 604-864-0380  |
| <b>Complex / Subdiv:</b>   | Seasons at Cedar Sky   |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water   |
| <b>Legal:</b>              | STRATA LOT 66, PLAN EPS2604, DISTRICT LOT 275, GROUP 2, 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,In Suite Laundry   |
| <b>Site Influences:</b>    | Private Setting  |
| <b>Features:</b>           | Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings   |
| <b>Bylaw Restrict:</b>     | Pets Allowed,Rentals Allowed   |
| <b>Listing Broker(s):</b>  | Sutton Group-West Coast Realty (Abbotsford)  |

| Floor | Type            | Dimensions  | Floor | Type            | Dimensions |
|-------|-----------------|-------------|-------|-----------------|------------|
| Main  | Great Room      | 16'2 x 15'8 | Bsmt  | Recreation Room | 19' x 12'7 |
| Main  | Dining Room     | 11'6 x 9'1  | Bsmt  | Den             | 9'7 x 8'9  |
| Main  | Kitchen         | 15'6 x 10'2 | Bsmt  | Laundry         | 9'9 x 6'8  |
| Main  | Primary Bedroom | 16'2 x 15'8 |       |                 |            |
| Main  | Walk-In Closet  | 10'3 x 6'2  |       |                 |            |
| Main  | Bedroom         | 11'2 x 10'  |       |                 |            |
| Bsmt  | Foyer           | 9'7 x 6'2   |       |                 |            |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,464 sqft | <b># Of Rooms:</b>                | 10                       | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>             | 1                        | Main                  | 4                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>               | 2                        | Main                  | 5                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 692 sqft   | <b>Crawl/Bsmt Height:</b>         |                          | Bsmt                  | 2                  | No              |
| <b>Finished Floor (Total):</b> | 2,156 sqft | <b>Basement:</b>                  | Fully Finished,Part      |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> | 100                      |                       |                    |                 |
| <b>Grand Total:</b>            | 2,156 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Welcome to this spectacular end unit townhouse with a triple garage and a stunning patio looking out to a gorgeous courtyard. This family friendly townhome shows like new and offers 9' ceilings on both levels and a spacious open floor plan with extras galore. The chefs kitchen offers upgraded stainless appliances, quartz counters, and lots of natural light from the oversized windows. The living and dining flow from the kitchen and feature a beautiful gas f/p feature wall and a covered balcony. The primary bedroom is a tranquil retreat with sitting area and a spa like ensuite with freestanding soaker tub, sep shower with rainfall showerhead and two sinks. The lower level has a huge family room, home office space and large laundry room. Need a workshop or room for your small boat, its here!