

Depth/Size (ft):	Bedrooms: 3	Approx. Year Built: 1981
Frontage (ft):	Bathrooms: 2	Age: 42
Lot Area:	Full Baths: 2	Zoning: RM
Flood Plain:	Half Baths: 0	Gross Taxes: \$0.00
Rear Yard Exp:	Maint. Fee: 778.00	For Tax Year: 2022
View:		P.I.D.: 300-008-948

Style of Home: Ground Level Unit	Parking: Total: 2 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Vinyl	Parking Access: Side
Foundation:	Parking: Open
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces: 1 - Fuel: Wood	Distance to:
Water Supply: City/Municipal	Title to Land: Leasehold prepaid-NonStrata
Fuel/Heating: Baseboard,Electric	Property Disc: Yes
Outdoor Area: Fenced Yard,Patio(s)	PAD Rental:
Type of Roof: Tar & Gravel	Fixtures Leased: No
Floor Finish: Laminate	Fixtures Rmvd: No

View:	
Mgmt. Company: Westsea Construction Ltd. - 780-428-6511	
Complex / Subdiv:	
Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water	
Legal: LOT 2 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 58959	
Amenities: Club House,In Suite Laundry,Tennis Court(s)	
Site Influences: Central Location,Private Setting,Recreation Nearby,Shopping Nearby	
Features: ClthWsh/Dryr/Frdg/Stve/DW	
Bylaw Restrict: Pets Not Allowed,Rentals Allowed	
Listing Broker(s): Royal LePage Brent Roberts Realty	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'3 x 5'1	Main	Storage	10'3 x 6'4
Main	Living Room	17'4 x 13'3			
Main	Dining Room	12'6 x 10'2			
Main	Kitchen	11'3 x 10'5			
Main	Bedroom	14'3 x 10'3			
Main	Bedroom	14'8 x 10'9			
Main	Primary Bedroom	16'2 x 10'8			

Finished Floor (Main): 1,371 sqft	# Of Rooms: 8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	4	No
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 1,371 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed: 100			
Grand Total: 1,371 sqft	# Of Pets:			

Welcome to the ease of one level living in this spacious ground floor townhome. With three beds and two baths, it's a versatile space for any lifestyle. Enjoy your own private backyard patio. This home is in a prime location, close to both elementary and high schools, with a college campus and shopping nearby. Don't miss the opportunity to make this your new home.