

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	26
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,929.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	307.13	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	024-242-101

<b>Style of Home:</b>	2 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	91 - Total Units in Strata: 91
<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>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Hugh & McKinnon - 604-541-5210
<b>Complex / Subdiv:</b>	Kew Gardens
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 60, PLAN LMS2598, PART NW1/4, SECTION 25, TOWNSHIP 8, 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 1
<b>Amenities:</b>	In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RA Realty Alliance Inc., RA Realty Alliance Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 15'6	Above	Bedroom	11'6 x 10'5
Main	Dining Room	12'9 x 13'11	Above	Laundry	6'4 x 5'2
Main	Kitchen	10'8 x 9'11			
Main	Mud Room	6'7 x 7'8			
Above	Primary Bedroom	16'4 x 12'9			
Above	Walk-In Closet	6'4 x 7'			
Above	Bedroom	12'2 x 13'11			

<b>Finished Floor (Main):</b>	743 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	865 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,608 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,608 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Kew Gardens, the sought-after Walnut Grove 2-storey duplex-style townhome is well maintained. Low strata fee of \$307.13. It's close to everything. Alex Hope Elementary, Walnut Grove Secondary, parks, shopping, public transportation. Beautiful hardwood floors, a gas fireplace, French doors and sliding doors to the private backyard, open island kitchen, powder room on main and 3 good sized bedrooms, 2 bathrooms upstairs make this home a perfect residence for a growing family. Come and see this lovely home and you won't be disappointed.