

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	3	Age:	3
Lot Area: (sq.ft.)	2,190.00	Full Baths:	2	Zoning:	CD-71
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,985.58
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	030-750-105

Style of Home:	3 Storey,Corner Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Rear
Foundation:		Parking:	Carport & Garage
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : MOUNTAIN

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Water

Legal: LOT 11, PLAN EPP77347, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry

Site Influences: Central Location,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Heat Recov. Vent.,Microwave,Security System,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 12'	Above	Bedroom	10'1 x 14'1
Main	Dining Room	15'9 x 9'4	Below	Foyer	6'10 x 3'10
Main	Kitchen	9'5 x 16'4	Below	Porch (enclosed)	12'6 x 7'7
Main	Eating Area	9'11 x 12'7			
Above	Primary Bedroom	15'7 x 12'2			
Above	Walk-In Closet	11'3 x 7'7			
Above	Bedroom	9'7 x 12'2			

Finished Floor (Main):	872 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	908 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	112 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	1,892 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,892 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

1/2 DUPLEX - corner lot in Queensborough. No need for a detached house because this home feels very spacious! Enjoy an amazing floor plan, luxury finishes, radiant heat, air filter, heat recovery ventilation system, AIR CONDITIONING, and an optional EV charging station in the garage. Fantastic private yard with artificial turf and a new fence! No maintenance fees and a great location for your family to grow. Convenient lifestyle while being just a short walk away from schools, parks, shopping, and the community centre. Don't miss out on this unique opportunity! OPEN HOUSE - Sunday, April 28th - 2:00 PM to 4:00 PM.