

|                         |    |                    |        |                            |             |
|-------------------------|----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |    | <b>Bedrooms:</b>   | 4      | <b>Approx. Year Built:</b> | 2022        |
| <b>Frontage (ft):</b>   |    | <b>Bathrooms:</b>  | 4      | <b>Age:</b>                | 1           |
| <b>Lot Area:</b>        |    | <b>Full Baths:</b> | 3      | <b>Zoning:</b>             | R4          |
| <b>Flood Plain:</b>     | No | <b>Half Baths:</b> | 1      | <b>Gross Taxes:</b>        | \$2,959.85  |
| <b>Rear Yard Exp:</b>   |    | <b>Maint. Fee:</b> | 198.51 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | No |                    |        | <b>P.I.D.:</b>             | 903-032-420 |

|                         |                                |                         |                                    |
|-------------------------|--------------------------------|-------------------------|------------------------------------|
| <b>Style of Home:</b>   | 3 Storey,3 Storey w/Bsmt.      | <b>Parking:</b>         | Total: 4 - Covered: 2              |
| <b>Construction:</b>    | Frame - Wood                   | <b>Covered Parking:</b> | 2                                  |
| <b>Exterior:</b>        | Fibre Cement Board,Metal,Mixed | <b>Parking Access:</b>  | Rear                               |
| <b>Foundation:</b>      |                                | <b>Parking:</b>         | Add. Parking Avail.,Garage; Double |
| <b>Rain Screen:</b>     |                                | <b>Locker:</b>          | No                                 |
| <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>   | First Nations Lease                |
| <b>Fuel/Heating:</b>    | Forced Air,Natural Gas         | <b>Property Disc:</b>   | Yes                                |
| <b>Outdoor Area:</b>    | Balcony(s),Fenced Yard         | <b>PAD Rental:</b>      |                                    |
| <b>Type of Roof:</b>    | Torch-On                       | <b>Fixtures Leased:</b> | No                                 |
| <b>Floor Finish:</b>    | Laminate,Mixed,Tile,Carpet     | <b>Fixtures Rmvd:</b>   | No                                 |

|                            |  |
|----------------------------|--|
| <b>View:</b>               | No   |
| <b>Mgmt. Company:</b>      | colyvanpacific - 604-683-8399  |
| <b>Complex / Subdiv:</b>   | Base 10  |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Water   |
| <b>Legal:</b>              | UNIT 124 CLSR 111306 WITHIN LOT 789 CLSR 111161 TZEACHTEN IR#13                                    |
| <b>Amenities:</b>          | Air Cond./Central,In Suite Laundry,Playground  |
| <b>Site Influences:</b>    | Central Location,Cleared,Paved Road,Recreation Nearby,Shopping Nearby                              |
| <b>Features:</b>           | Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest.,Rentals Allowed   |
| <b>Listing Broker(s):</b>  | Homelife Advantage Realty (Central Valley) Ltd.  |

| Floor | Type        | Dimensions  | Floor | Type            | Dimensions   | Floor | Type           | Dimensions |
|-------|-------------|-------------|-------|-----------------|--------------|-------|----------------|------------|
| Main  | Kitchen     | 15'1 x 8'7  | Bsmt  | Kitchen         | 8'11 x 8'0   | Above | Bedroom        | 9'6 x 13'3 |
| Main  | Living Room | 19'5 x 13'5 | Bsmt  | Bedroom         | 7'10 x 9'10  | Above | Walk-In Closet | 6'7 x 7'7  |
| Main  | Dining Room | 10'2 x 9'9  | Above | Primary Bedroom | 12'4 x 12'11 |       |                |            |
| Main  | Office      | 7'10 x 10'0 | Above | Bedroom         | 9'5 x 13'3   |       |                |            |
| Bsmt  | Living Room | 11'1 x 4'1  |       |                 |              |       |                |            |

|                                |            |                                   |  |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 851 sqft   | <b># Of Rooms:</b>                | 11                                       | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 841 sqft   | <b># Of Kitchens:</b>             | 2  | Main                  | 2                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>               | 3  | Above                 | 4                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 389 sqft   | <b>Crawl/Bsmt Height:</b>         |  | Above                 | 4                  | Yes             |
| <b>Finished Floor (Total):</b> | 2,081 sqft | <b>Basement:</b>                  | Full,Fully<br>Finished,Separate<br>Entry | Bsmt                  | 4                  | No              |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> | 100                                      |                       |                    |                 |
| <b>Grand Total:</b>            | 2,081 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes                 |                       |                    |                 |

Welcome to Base10! Beautiful Townhome with a LEGAL SUITE. This is a great opportunity to own a brand new TOWNHOUSE that still has its 2-5-10 year warranty with it! Also providing an excellent opportunity to gain some rental income while living in this beautiful community within highly sought after SARDIS. This 3 story home has a beautiful modern open concept floor plan consisting of 2,081 sqft, This spacious design effortlessly merges kitchen, dining, & living spaces, creating an inviting atmosphere. This townhome is an exceptional opportunity for those seeking a stylish, functional, and well-connected urban lifestyle by located in a prime spot with easy access to all amenities. Don't miss your chance to make it your own! Walking distance to public transit and nearby schools.