

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	4	Age:	16
Lot Area:		Full Baths:	3	Zoning:	CD-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,274.80
Rear Yard Exp:		Maint. Fee:	396.32	For Tax Year:	2023
View:	No			P.I.D.:	027-557-600

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	35 - Total Units in Strata: 35
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Self- managed - Amanda Birch - 780-628-2114
Complex / Subdiv:	Sullivan Gardens
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL BCS2603 LT 18 LD 36 SEC 10 TWP 2
Amenities:	Club House,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Security - Roughed In,Vacuum - Roughed In
Bylaw Restrict:	Pets Allowed,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'3 x 15'11	Above	Bedroom	12' x 9'6
Main	Dining Room	12'10 x 10'4	Above	Bedroom	9'11 x 9'7
Main	Kitchen	9'1 x 6'8	Bsmt	Bedroom	11'8 x 10'4
Above	Primary Bedroom	15'9 x 14'1	Bsmt	Foyer	5' x 4'2

Finished Floor (Main):	693 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	746 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	222 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,661 sqft	Basement:	Part	Bsmt	4	Yes
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,661 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Sullivan Gardens! Duplex style 4 bedroom townhome with double side by side garage. Separate entry & full 4 piece bath ideal for home office/guest suite. Beautiful home with 9' ceilings, open plan, laminate & tile floors complimented with exposed wood beam ceilings complimenting the spacious kitchen with solid wood cabinets, granite countertops complete with stainless steel appliance package. Bright unit with ample windows, exposed wood beam ceilings, & spacious sundeck and additional ground floor patio at the back of the home. 3 spacious bedrooms above main floor, 2 with bay windows, primary bedroom with his & hers closets, full ensuite. Landscaped and fenced private rear yard, 4 bathrooms. Close to schools, shopping, and golf. Pets ok with no size restriction. Low maintenance fees.