

Depth/Size (ft):	17.639	Bedrooms:	3	Approx. Year Built:	2023
Frontage (ft):	36.38	Bathrooms:	4	Age:	1
Lot Area: (sq.ft.)	1,961.18	Full Baths:	2	Zoning:	CD-5
Flood Plain:	Yes	Half Baths:	2	Gross Taxes:	\$2,188.35
Rear Yard Exp:	East	Maint. Fee:	71.27	For Tax Year:	2023
View:	No			P.I.D.:	030-489-750

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	47 - Total Units in Strata: 47
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Teamwork Property Management - 604-854-1754
Complex / Subdiv:	Terra Estates
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 34, PLAN EPS4767, SECTION 12, TOWNSHIP 4, RANGE 29, MERIDIAN W6, 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 V
Amenities:	Club House
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	Dishwasher,Garage Door Opener,Microwave,Other - See Remarks,Range Top,Refrigerator,Smoke Alarm
Bylaw Restrict:	Pets Allowed,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	YPA Your Property Agent

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Recreation Room	21'6 x 12'9	Above	Bedroom	10'4 x 10'4
Main	Living Room	21'6 x 12'9	Above	Bedroom	14'2 x 9'8
Main	Dining Room	12'4 x 10'8			
Main	Kitchen	14'4 x 10'0			
Above	Primary Bedroom	14'2 x 9'8			

Finished Floor (Main):	700 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	700 sqft	# Of Kitchens:	1	Below	2	No
Finished Floor (Below):	380 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	3	Yes
Finished Floor (Total):	1,780 sqft	Basement:	None	Above	3	No
Unfinished Floor:	350 sqft	# or % of Rentals Allowed:	1000			
Grand Total:	2,130 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Newly built home with low strata fees! This corner unit boasts 3 bedrooms, 4 bathrooms & rec room. Main floor features 9-ft ceilings, a cozy living room with a gas fireplace, & a kitchen equipped with ample storage, an entertainers island, stainless steel appliances, quartz counters, & white shaker finish cabinets. Bathrooms are elegantly designed, with tile floors & quartz counters. Upstairs, the bedrooms & laundry provide convenience & ease of living. Home is equipped with quality laminate flooring throughout, ensuring durability & low maintenance. Enjoy comfortable living year-round with a high-efficiency furnace, & hot water on demand. Comes with new home warranty. Includes an amenity area & visitor parking in complex. Room for RV/boat parking. Msg for info!