

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	30
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-4
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,663.37
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	504.35	<b>For Tax Year:</b>	2022
<b>View:</b>			<b>P.I.D.:</b>	018-694-144

<b>Style of Home:</b>	Corner Unit,Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 78
<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>	Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Profile Properties

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 15, PLAN LMS1324, DISTRICT LOT 349&350, GROUP 1, 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

**Amenities:** Club House,In Suite Laundry

**Site Influences:** Private Setting,Treed

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 12'8	Above	Walk-In Closet	6'6 x 4'7
Main	Dining Room	11'0 x 10'2	Above	Bedroom	9'8 x 14'2
Main	Foyer	4'4 x 4'4	Above	Storage	6'11 x 4'1
Main	Utility	7'3 x 5'1			
Main	Kitchen	8'8 x 10'11			
Main	Patio	12'1 x 13'11			
Above	Primary Bedroom	14'9 x 13'4			

<b>Finished Floor (Main):</b>	666 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	705 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,371 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,371 sqft	<b># Of Pets:</b>				

This 1370 square foot, 2 bed + den, 2.5 bath, townhouse is nestled in an ultra quiet and serene setting and boasts an amazing 300 square foot ROOFTOP BALCONY! Home features newer: roof, updated kitchen, carpets, paint, hot water tank, blinds, fireplace insert, dishwasher, light fixtures and more! Amazing two level design with powder room on main floor, cozy gas fireplace, and spacious kitchen. Main floor also offers a balcony that's perfect for BBQ's. Upstairs master bedroom has stunning vaulted ceilings, large walk-in closet and 4 piece ensuite. The private rooftop balcony is perfect for entertaining and enjoying your morning coffee or an evening favorite local brewery bevy! 2 parking stalls and a large locker as well. This floor plan doesn't last! Open house Sat. April 20th 1/3 pm.