

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

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 78
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

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			

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

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 Saturday, May 4th, 1/3 pm.