

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1974
Frontage (ft):	Bathrooms:	3	Age:	50
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,656.75
Rear Yard Exp:	Maint. Fee:	485.30	For Tax Year:	2023
View:			P.I.D.:	001-197-452

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 1
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	72 - Total Units in Strata: 72
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	001-197-452 STRATA LOT 8, PLAN NWS194, DISTRICT LOT 81, 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 OR V, AS APPROPRIATE
Amenities:	Club House,Exercise Centre,In Suite Laundry,Pool; Indoor,Sauna/Steam Room
Site Influences:	Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 5'7	Below	Den	13'3 x 7'
Main	Dining Room	13'4 x 8'10	Main	Patio	13'8 x 24'8
Main	Kitchen	6'10 x 11'10			
Bsmt	Living Room	13'5 x 16'7			
Above	Primary Bedroom	13'3 x 11'			
Above	Bedroom	13'4 x 9'11			
Below	Bedroom	10'10 x 14'7			

Finished Floor (Main):	639 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	459 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	639 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	1,737 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,737 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes			

Welcome home! This beautiful 3 bedroom and 2.5 bath family townhome that backs onto greenspace in Greentree Village is a rare find! This complex is highly sought after, the area is amazing and the unit has FULLY fenced back yard for the kids. Situated close to transit, parks, all levels of schools, Deer Lake, BCIT, Brentwood and Metrotown shopping malls. Lots of updating including fresh paint, kitchen, bathrooms and laminate flooring. Newer hot water tank and furnace. Includes access to Greentree Village Community Centre, which has an indoor pool, sauna, fitness room. Large community garden and playground. This home is perfect for first time home buyers, families, downsizers and investors alike! Come and see. Book a viewing today. Lots of value and ready to move in! MUST SEE.