

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2002
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	22
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM16
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,188.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	469.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	025-404-709

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double, RV Parking Avail., Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	40 - Total Units in Strata: 40
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air, 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>	No
<b>Floor Finish:</b>	Hardwood, Mixed, Tile, Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	VIEW POINTE
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 18, PLAN LMS3927, PART SW1/4, SECTION 30, TOWNSHIP 16, 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
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Adult Oriented, Cul-de-Sac, Greenbelt, Private Setting
<b>Features:</b>	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Security System, Windows - Thermo
<b>Bylaw Restrict:</b>	Age Restrictions, Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'	Below	Games Room	19'7 x 18'3
Main	Dining Room	12'6 x 10'2	Below	Bedroom	13'8 x 12'
Main	Kitchen	12'8 x 8'11	Below	Bedroom	12'3 x 11'4
Main	Eating Area	12'8 x 8'2	Below	Storage	12' x 8'8
Main	Primary Bedroom	14'2 x 12'2			
Main	Bedroom	12'4 x 10'4			
Below	Recreation Room	23'8 x 13'10			

<b>Finished Floor (Main):</b>	1,469 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	1,456 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	3	No
<b>Finished Floor (Total):</b>	2,925 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,925 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

This is the one, well cared for rancher townhouse with a park like setting in desirable View Pointe Properties, Homes in here are rarely for sale. Bright and airy floor plan featuring luxurious hardwood flooring, modern kitchen with newer stainless steel appliances, island, and eating area with a view looking onto the forested greenbelt. Warm living room dining room area featuring gas fireplace and 9 ft ceilings. Large primary bedroom with walk in closet and spacious 5 pce ensuite. The lower level features a massive family/games room with built in wet bar and bar fridge. 2 bedrooms that can be flexed out for office/art studio or what have you. A/C to keep you comfortable, bsmt storage room. 40 unit gated community, pets allowed with restrictions, 55+.