

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	3	Age:	7
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,390.61
Rear Yard Exp:		Maint. Fee:	283.19	For Tax Year:	2023
View:	No			P.I.D.:	030-265-711

Style of Home:	3 Storey,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Davin Management - 604-594-5643
Complex / Subdiv:	The Harvest at Bose Farms
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 174, PLAN EPS3188, SEC 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Club House,Playground
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Oven - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 11'6			
Main	Kitchen	18'1 x 8'5			
Main	Dining Room	13'4 x 9'11			
Above	Primary Bedroom	12'0 x 12'1			
Above	Bedroom	10'10 x 8'6			
Above	Bedroom	8'2 x 8'11			
Below	Flex Room	13'1 x 10'0			

Finished Floor (Main):	671 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	690 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	190 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	1,551 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,551 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Double side x side garage. Stunning 3 bed + flex located in the popular Harvest at Bose Farms. The kitchen is the perfect space to get your chef on, equipped with an x-large island that will seat 5, quartz countertops, x-tended height cabinets that provide plenty of storage for all those kitchen appliances. Gas cooktop, built-in oven & microwave make entertaining in this space a dream. Crown moldings and 9 ft ceilings on the main and upper floor, cozy electric fireplace, oversize windows with custom roller blinds make this home bright and airy. Bonus: power room on main. Easy care laminate throughout. Nearby amenities include Bose Forest Park 18.3 acres of trails & playground, Northview Golf Course. Easy access to Hwy & US Border.