

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	45
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MR-15
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,682.84
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	304.67	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-761-625

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	- Total Units in Strata: 115
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	OBSIDIAN PROPERTY MANAGEMENT - 604-757-3151
<b>Complex / Subdiv:</b>	Prince Charles Estates
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 101, PLAN NWS1340, PART NW1/4, SECTION 32, TOWNSHIP 2, 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>	Club House,Exercise Centre,In Suite Laundry,Sauna/Steam Room,Tennis Court(s)
<b>Site Influences:</b>	Central Location,Paved Road,Private Yard,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Dishwasher,Fireplace Insert,Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Macdonald Realty (Delta), Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'7 x 7'0	Above	Primary Bedroom	17'1 x 12'1
Main	Living Room	19'5 x 12'1	Above	Bedroom	10'0 x 11'2
Main	Dining Room	10'3 x 7'2	Above	Bedroom	9'0 x 11'2
Main	Kitchen	8'3 x 8'4	Above	Laundry	6'2 x 9'5
Main	Eating Area	8'10 x 7'6			
Main	Utility	5'3 x 8'4			
Main	Patio	14'7 x 10'1			

<b>Finished Floor (Main):</b>	757 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	745 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,502 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	6			
<b>Grand Total:</b>	1,502 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: No			

Welcome home to this spacious, 2-storey, 1,502 sq. ft. 3 bedroom, 2 bathroom Townhome in Prince Charles Estates. Features include new paint throughout, 2 large bedrooms, an opposing 17 x 12 primary bedroom privately separated by oversized laundry-room and full washroom located on top floor. Perfect for your family needs! Large private fully fenced back yard great for the kids and entertaining. Complex amenities include Club House, Gym, Sauna/Steam-room, & Tennis Courts. Centrally located, within walking distance to shopping, transit and schools. Act Fast this one won't last!