

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	20
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,879.58
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	641.61	<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-880-209

<b>Style of Home:</b>	3 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	- Total Units in Strata: 164
<b># of Fireplaces:</b>	1 - 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),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : CITY, ISLANDS,
<b>Mgmt. Company:</b>	PROFILE PROPERTIES - 604-464-7548
<b>Complex / Subdiv:</b>	MOUNTAINS EDGE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 115 DISTRICT LOT 228 GROUP 1 AND SECTION 16 TOWNSHIP 39 NEW WESTMINSTER DISTRICT STRATA PLAN BCS405 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'0 x 14'10	Above	Bedroom	10'6 x 8'11
Main	Dining Room	11'10 x 12'4	Above	Bedroom	7'10 x 10'4
Main	Kitchen	12'8 x 8'7	Below	Bedroom	14'0 x 15'5
Main	Patio	8'3 x 11'3	Below	Storage	6'8 x 9'2
Main	Nook	0'0 x 0'0	Below	Foyer	4'9 x 6'4
Above	Primary Bedroom	12'4 x 12'4			
Above	Walk-In Closet	4'9 x 7'9			

<b>Finished Floor (Main):</b>	752 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	773 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	333 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,858 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,858 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Exceptionally RARE, END UNIT townhome in Beautiful Heritage Woods! Over 1850 sq ft with the most functional & UNIQUE LAYOUT in the complex! Bright, South facing 4 Bed/3 Bathroom w/huge flex space or large 4th bdrm! Spacious front entry leading to massive side by side double car garage w/15 ft ceilings and tons of storage space! Main floor features cozy living area w/gas fireplace, huge bright windows & Bonus office nook! Beautifully updated kitchen w/granite counters, new appliances, gorgeous maple cabinetry, pantry & powder room. Large covered private deck off main w/breathtaking views! Primary bdrm boasts spacious ensuite, huge w/i closet and BONUS sliding doors to Juliet balcony & more views! Just steps to Aspenwood Elementary! See Virtual tour! Open House April 20, 1-3