

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

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

View:	Yes : CITY, ISLANDS,
Mgmt. Company:	PROFILE PROPERTIES - 604-464-7548
Complex / Subdiv:	MOUNTAINS EDGE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	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
Amenities:	In Suite Laundry,Playground
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Pantry,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	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			

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