

Depth/Size (ft):	Bedrooms: 4	Approx. Year Built: 2023
Frontage (ft):	Bathrooms: 4	Age: 1
Lot Area:	Full Baths: 3	Zoning: RES
Flood Plain:	Half Baths: 1	Gross Taxes: \$0.00
Rear Yard Exp:	Maint. Fee: 276.00	For Tax Year: 2023
View:		P.I.D.: 031-873-979

Style of Home: 3 Storey	Parking: Total: 2 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Mixed	Parking Access:
Foundation:	Parking: Add. Parking Avail.,Garage; Double
Rain Screen:	Locker:
Renovations:	Units in Dev: 162
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard	Property Disc: Yes
Outdoor Area: Fenced Yard,Patio(s)	PAD Rental:
Type of Roof: Other	Fixtures Leased:
Floor Finish:	Fixtures Rmvd:

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 1 SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN EPP99672

Amenities: Club House

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed,Rentals Allowed

Listing Broker(s): RE/MAX Blueprint Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'3 x 11'5	Above	Bedroom	11'2 x 8'7
Main	Living Room	15' x 12'8	Above	Bedroom	11'2 x 8'5
Main	Dining Room	11' x 10'	Below	Bedroom	11' x 9'5
Above	Primary Bedroom	12' x 11'5			

Finished Floor (Main): 614 sqft	# Of Rooms: 7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 645 sqft	# Of Kitchens: 1	Main	2	No
Finished Floor (Below): 286 sqft	# Of Levels: 3	Below	4	No
Finished Floor (Bsmt): 0 sqft	Suite: None	Above	4	Yes
Finished Floor (Total): 1,545 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: None			
Grand Total: 1,545 sqft	Beds In Bsmt: 0 / 4			
	# Of Pets:			

Beautiful 4 bed 4 bath spacious Dawson Sawyer unit with modern elegance. Close to upcoming skytrain, shopping, transit and parks and schools. Room below is with full washroom and can be used for nanny suite or some rental income. This unit has side by side car garage for convenience. walking distance to banks, fresh street market, fruiticana, starbucks, fast food and other businesses. No GST, like brand new!