

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 4	<b>Approx. Year Built:</b> 2017
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 4	<b>Age:</b> 7
<b>Lot Area:</b>	<b>Full Baths:</b> 3	<b>Zoning:</b> RM-30
<b>Flood Plain:</b>	<b>Half Baths:</b> 1	<b>Gross Taxes:</b> \$3,205.87
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 326.58	<b>For Tax Year:</b> 2024
<b>View:</b>		<b>P.I.D.:</b> 030-236-592

<b>Style of Home:</b> 3 Storey	<b>Parking:</b> Total: 2 - Covered: 2
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 2
<b>Exterior:</b> Mixed	<b>Parking Access:</b>
<b>Foundation:</b>	<b>Parking:</b> Garage; Double, Visitor Parking
<b>Rain Screen:</b>	<b>Locker:</b> No
<b>Renovations:</b>	<b>Units in Dev:</b> - Total Units in Strata: 138
<b># of Fireplaces:</b> 1 - Fuel: Electric	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Electric	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Balcony(s),Patio(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Asphalt	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Mixed	<b>Fixtures Rmvd:</b> No

**View:**

**Mgmt. Company:** Crossroad Management - 778-578-4445

**Complex / Subdiv:** Panorama 62

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

**Legal:** STRATA LOT 80 SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3428 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Club House, Playground

**Site Influences:** Central Location, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Rentals Allowed

**Listing Broker(s):** Royal LePage Fairstone Realty.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'3 x 11'2	Above	Bedroom	12'0 x 8'11
Main	Dining Room	11'1 x 11'2	Above	Bedroom	11'2 x 8'9
Main	Living Room	13'6 x 14'8	Below	Bedroom	14'0 x 7'5
Above	Primary Bedroom	12'3 x 11'1			

<b>Finished Floor (Main):</b> 675 sqft	<b># Of Rooms:</b> 7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 662 sqft	<b># Of Kitchens:</b> 1	Above	3	No
<b>Finished Floor (Below):</b> 318 sqft	<b># Of Levels:</b> 3	Below	3	Yes
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Crawl/Bsmt Height:</b>	Above	3	Yes
<b>Finished Floor (Total):</b> 1,655 sqft	<b>Basement:</b> Fully Finished			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 1,655 sqft	<b># Of Pets:</b>			

Welcome to this Beautiful Complex of Panorama 62 located in the Most Desirable Neighbourhood. This rare DOUBLE SIDE BY SIDE GARAGE unit features 4 bedroom 4 washrooms and is perfect place for a Family. This unit features Open concept kitchen with an island that offers a built-in beverage cooler and Microwave, custom lighting, granite counter tops and S/S appliances. Bedroom with full washroom on the Ground Level is perfect for Elders or entertainment for Kids. Upstairs features 3 spacious bedrooms with 2 full washrooms perfect for any family! Shopping, transit, schools, all walking distance! Absolutely clean and shows like a 10, this is a MUST SEE! OPEN HOUSE: Sat, Feb 17th & Sun, Feb 18th @ 2-4pm.