

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1996
Frontage (ft):	Bathrooms:	3	Age:	28
Lot Area:	Full Baths:	2	Zoning:	RT
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,069.43
Rear Yard Exp View:	Maint. Fee:	372.77	For Tax Year:	2023
			P.I.D.:	023-488-981

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail., Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	15
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Self-Managed

Complex / Subdiv: LAKEWOOD PARK

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

Legal: STRATA LOT 8 SECTION 36 TOWNSHIP 4 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2478 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features:

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 12'10	Above	Living Room	12'2 x 12'7
Main	Dining Room	11'1 x 13'3			
Main	Kitchen	11'0 x 11'			
Main	Eating Area	12'2 x 14'6			
Above	Primary Bedroom	13'5 x 11'7			
Above	Bedroom	9'10 x 12'5			
Above	Bedroom	11'1 x 12'3			

Finished Floor (Main):	794 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,000 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	3	Yes
Finished Floor (Total):	1,794 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,794 sqft	# Of Pets:				

Nestled in the serene neighborhood of Lakewood Park in North Delta, this unit boasts a charming outdoor environment. The spacious backyard offers an ideal spot for outdoor gatherings, complete with a large patio area perfect for hosting barbecues. Featuring three bedrooms, three bathrooms, and an additional open den on the top floor, this layout accommodates both growing families and those transitioning from larger detached homes. Furthermore, the unit comes with a generous double garage. Conveniently located near parks, schools, shopping centers, highway access, and transit, this property offers both ease and tranquility. Don't let this opportunity pass you by—book your viewing today! OPEN HOUSE SAT/SUN MAR 9/10 from 2-4pm