

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	2	Age:	5
Lot Area:		Full Baths:	2	Zoning:	N38
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,698.03
Rear Yard Exp:		Maint. Fee:	302.98	For Tax Year:	2023
View:	No			P.I.D.:	030-928-257

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Peninsula Strata Management - 604-385-2242
Complex / Subdiv:	Gardner
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 27, PLAN EPS5754, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Refrigerator,Stove,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 6'8	Bsmt	Foyer	3'11 x 3'0
Main	Dining Room	13'4 x 7'6			
Main	Kitchen	19'0 x 8'4			
Above	Primary Bedroom	14'0 x 11'9			
Above	Bedroom	11'6 x 10'10			
Bsmt	Den	9'0 x 7'2			
Bsmt	Laundry	3'0 x 3'0			

Finished Floor (Main):	516 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	505 sqft	# Of Kitchens:	1	Above	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	3	No
Finished Floor (Bsmt):	255 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,276 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,276 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Introducing your ideal home! This GARDNER 2 bed, plus den, 2 bath townhouse offers nearly 1300 sq ft of bright, spacious living. Enjoy 10 ft ceilings on the main level & abundant natural light through numerous windows. The modern kitchen features an abundance of cupboard space, S/S appliances, Quartz countertops, & lrg island perfect for seating & meal prep. The P- bdrm boasts a spacious walk-through bath & plenty of closet space. Several Smart thermostats ensure comfort & efficiency. In-suite laundry adds extra convenience. Rare double garage plus 2 outdoor spots provide ample parking & storage. East facing balcony delivers a comfortable outdoor space. Ideally located near Discovery Trail, Hwy 1 & all amenities. Open House Saturday 1:30- 3, Sunday 2:30- 4:00