

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	3	Age:	14
Lot Area:		Full Baths:	2	Zoning:	CD9
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,527.38
Rear Yard Exp:	East	Maint. Fee:	421.88	For Tax Year:	2023
View:	Yes			P.I.D.:	028-165-896

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Brick,Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Tandem Parking
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 50
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt,Fibreglass	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	HomeLife Property Management - 604-858-7368
Complex / Subdiv:	The Quarters West
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 49, PLAN EPS103, SECTION 12, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT, 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
Site Influences:	Central Location,Cul-de-Sac,Paved Road,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Windows - Thermo
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	11'0 x 17'7	Above	Walk-In Closet	5'0 x 6'0
Main	Dining Room	11'8 x 7'8	Above	Bedroom	11'10 x 8'0
Main	Kitchen	11'0 x 11'11	Above	Bedroom	11'9 x 8'2
Main	Foyer	11'0 x 6'0	Below	Recreation Room	23'5 x 10'4
Main	Patio	14'10 x 7'3	Below	Laundry	7'2 x 6'8
Main	Patio	10'8 x 7'1	Below	Storage	11'6 x 10'9
Above	Primary Bedroom	11'9 x 11'7			

Finished Floor (Main):	616 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	616 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	500 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:		Below	2	No
Finished Floor (Total):	1,732 sqft	Basement:	Full			
Unfinished Floor:	108 sqft	# or % of Rentals Allowed:				
Grand Total:	1,840 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This wonderful family friendly home is in a family friendly location. With views of the mountains, your own yard for the kids and pets and a modern open main floor for all your gatherings, this home can meet all your needs. Three bedrooms upstairs with a fourth room downstairs that can be made into a bedroom, your family can stay here for the long term. This location is amazing that puts you close to schools, parks, the Rotary river trail, fitness centre, shopping, restaurants and all the services you might need. You're only minutes to Cultus Lake as well. You'll love this place.