

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	3	Age:	31
Lot Area:	Full Baths:	2	Zoning:	RM-2
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,607.19
Rear Yard Exp:	Maint. Fee:	417.67	For Tax Year:	2023
View:			P.I.D.:	018-226-345

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	114 - Total Units in Strata: 114
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Hugh & McKinnon - 604-531-1909
Complex / Subdiv:	Murrayville Glen
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 59 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS516 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
Amenities:	Exercise Centre,In Suite Laundry,Playground,Recreation Center
Site Influences:	Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 11'5			
Main	Dining Room	11'6 x 10'5			
Main	Kitchen	11'3 x 10'4			
Main	Family Room	12' x 11'7			
Above	Primary Bedroom	15'10 x 13'5			
Above	Bedroom	12'1 x 9'5			
Above	Bedroom	11'3 x 10'1			

Finished Floor (Main):	816 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	789 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,605 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,605 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Terrific 3 bedroom, 3 bath townhome in Murrayville Glen. Open kitchen layout w/ white shaker cabinets, stainless appliances, tile backsplash, plenty of cabinet & counter space, breakfast bar, & large adjacent family/flex room. Bright & open living room w/large windows & gas fireplace, dining room w/ glass sliding door to huge, covered patio & yard area; enjoy summer BBQs & family gatherings! Upper floor features 3 bedrooms including a large Primary Suite w/ walk-in closet & 4 pc ensuite. Garage & parking pad, plus street parking options! Gated complex offers a superb clubhouse & exercise room, & outside kids' playground area. Steps to Denny Ross Park, & an easy walk to Murrayville amenities including schools, shopping, restaurants, cafes, parks, library, & W.C. Blair Rec Centre w/pool.