

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):	Bathrooms:	4	Age:	6
Lot Area:	Full Baths:	3	Zoning:	RM-30
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,454.05
Rear Yard Exp:	Maint. Fee:	409.08	For Tax Year:	2023
View:			P.I.D.:	030-565-898

Style of Home:	End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Other	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Peninsula Strata Mgmt - 604-385-2242
Complex / Subdiv:	The Eagles
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 93, PLAN EPS4772, SECTION 6, TOWNSHIP 7, 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:	Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Engel & Volkers Vancouver (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 13'5	Below	Foyer	4'0 x 7'8
Main	Dining Room	11'2 x 13'5	Below	Family Room	14'2 x 13'3
Main	Kitchen	18'10 x 13'1			
Above	Primary Bedroom	14'0 x 13'6			
Above	Walk-In Closet	9'0 x 6'6			
Above	Bedroom	9'5 x 9'9			
Above	Bedroom	9'0 x 13'4			

Finished Floor (Main):	851 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	851 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	416 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	5	Yes
Finished Floor (Total):	2,118 sqft	Basement:	Fully Finished	Below	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,118 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautiful End Unit in the The Eagles complex by Dawson & Sawyer. Spacious 2,118 sq ft townhouse with 3 bdrm, 4 bath. Main floor has one of the best open concept layouts, perfect for a family or entertaining! Generous sized kitchen, gas stove & oversized island. Windows look out to lots of trees and greenery making this place feel like a home. Primary bdrm has ensuite and large walk in closet. Below has a rec room with French doors leading out to a wrap around yard. Covered Porch welcomes guests at the front door, South facing deck, lovely foliage and side/side double garage! Golf Course & Douglas Elementary School within walking distance. Quick access to highway 99, the Can/US border, and 15 minutes walk to WR beach.