

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	3	Age:	33
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,790.39
Rear Yard Exp:		Maint. Fee:	617.18	For Tax Year:	2023
View:	No			P.I.D.:	016-134-737

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	45 - Total Units in Strata: 45
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric, Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Strataco - 604-294-4141
Complex / Subdiv:	Westmoor
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 42 SECTION 22 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW3268 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House, Garden, In Suite Laundry
Site Influences:	Adult Oriented, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Vaulted Ceiling, Windows - Thermo
Bylaw Restrict:	Age Restrictions, Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'5 x 12'3	Above	Walk-In Closet	7'11 x 7'0
Main	Dining Room	10'5 x 10'3	Above	Bedroom	13'1 x 13'1
Main	Kitchen	12'2 x 8'4	Above	Laundry	6'11 x 4'0
Main	Eating Area	8'2 x 8'0			
Main	Family Room	16'10 x 12'9			
Main	Foyer	9'0 x 6'10			
Above	Primary Bedroom	25'3 x 14'1			

Finished Floor (Main):	1,109 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,031 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	2,140 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,140 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Gracious townhouse in respected Westmoor 55+ complex. Soaring 19' ceilings and large windows bring lots of natural light. Spacious rooms for house sized furniture and art. 2 gas fireplaces. Enormous primary bedroom with alcove for office or sitting area, huge ensuite bathroom and walk in closet. 2nd bedroom is also generously sized and has own ensuite bathroom. Powder room on the main. New washer and dryer. Sunny east facing patio for relaxing and bbq-ing. Large double garage and full crawl space provides masses of storage. 1 small pet allowed. Professionally managed, well run strata with updates: roofs, gutters, garage doors, exterior painting. Quiet location with easy access to walking trails.