

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	2	Age:	20
Lot Area:		Full Baths:	2	Zoning:	CD-36
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,534.64
Rear Yard Exp:		Maint. Fee:	361.19	For Tax Year:	2023
View:	No			P.I.D.:	025-670-841

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed, Vinyl	Parking Access:	Rear
Foundation:		Parking:	Carport & Garage, Grge/Double Tandem, Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s), Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed, Vinyl/Linoleum, Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Hugh & McKinnon
Complex / Subdiv:	AMBERLEIGH II
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 11, DISTRICT LOT 311, GROUP 2, NEW WESTMINSTER DISTRICT STRATA PLAN BCS382, TOGETHER WITH
Amenities:	Club House, Garden, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub
Site Influences:	Central Location, Private Yard, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 12'3	Below	Flex Room	14'4 x 9'4
Main	Dining Room	10'10 x 11'4	Below	Foyer	8'4 x 3'6
Main	Kitchen	8'411 x 13'	Below	Storage	9'11 x 3'1
Main	Patio	11'1 x 7'10			
Above	Primary Bedroom	11'7 x 13'11			
Above	Bedroom	11'11 x 10'1			
Above	Laundry	4'3 x 2'7			

Finished Floor (Main):	564 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	588 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	104 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,256 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,256 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Gorgeous, renovated home in Amberleigh II should be at the top of your list! Magazine-worthy finishing incl updated vinyl plank floor & carpet, 4" painted pine baseboards, custom millwork in the living rm & kitchen, new fireplace surround with added storage and Carrera marble, all new designer lighting & paint. Upstairs the primary bdrm has been updated with a custom closet and stunning ensuite bath including walnut vanity, new lighting and gorgeous tile floor. 2nd bdrm has designer Murphy bed & shelving, making a perfect conversion from home office to guest bedroom. One of the very few homes in the development with a fenced yard off the living room & entrance from the boulevard. Lovely trees, landscaping and front porch for cool summer evenings. Parking for 3 vehicles!