

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	ZT61
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,520.46
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	390.00	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	028-026-578

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	17 - Total Units in Strata: 17
<b># of Fireplaces:</b>	2 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	SOLUTION PROP MGMT - 604-207-9316
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 3, BLOCK 4N, PLAN BCS3584, SECTION 2, RANGE 4W, 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
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'8 x 8'7	Below	Foyer	6'9 x 4'6
Main	Eating Area	7'7 x 6'11			
Main	Family Room	15'1 x 12'5			
Main	Pantry	3' x 2'			
Above	Primary Bedroom	10'4 x 11'			
Above	Bedroom	9'3 x 13'1			
Above	Bedroom	9'1 x 13'			

<b>Finished Floor (Main):</b>	573 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	613 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	91 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsm):</b>	0 sqft	<b>Crawl/Bsm Height:</b>		Main	4	No
<b>Finished Floor (Total):</b>	1,277 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,277 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Beautiful Unit #3 in Westminster Terrace in the family friendly growing area of Hamilton in East Richmond. Close to all transportation and close to entertainment, schools and shopping. This beautiful and well maintained unit has 3 Bedrooms and 3 Baths with open concept main with 9 ft ceilings, stainless steel appliances, new hot water tank, custom blinds and new dishwasher, washer dryer 2 years old. Your new home needs nothing but for you to move in. Double garage with extra space(could be framed in for an extra room).Don't miss out on this one. Open House Saturday April 27 from 2-4