

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

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

View:	
Mgmt. Company:	SOLUTION PROP MGMT - 604-207-9316
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	In Suite Laundry
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	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'			

Finished Floor (Main):	500 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	500 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	130 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	4	No
Finished Floor (Total):	1,130 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,130 sqft	# Of Pets:	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 MAY 11 from 2-4