

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-30
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,739.92
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	285.00	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	027-396-061

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Tandem Parking,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	102 - Total Units in Strata: 102
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	Yes

**View:**

**Mgmt. Company:** Leonis Management & Consultant

**Complex / Subdiv:**

**Services Connected:** Electricity,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 65, PLAN BCS2250, SECTION 16, TOWNSHIP 8, 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:** Club House,Garden,In Suite Laundry,Playground

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Garage Door Opener,Microwave,Pantry,Smoke Alarm,Sprinkler - Fire

**Bylaw Restrict:** Pets Allowed,Rentals Allowed

**Listing Broker(s):** eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	11'1 x 11'5	Below	Office	14'6 x 10'1
Above	Bedroom	11'2 x 9'0	Below	Storage	10'0 x 3'2
Above	Bedroom	9'5 x 8'7	Below	Patio	8'9 x 6'2
Main	Kitchen	12'5 x 8'3			
Main	Dining Room	11'0 x 11'1			
Main	Living Room	14'6 x 13'10			
Main	Patio	7'4 x 6'0			

<b>Finished Floor (Main):</b>	586 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	238 sqft	<b># Of Kitchens:</b>	1	Above	3	Yes
<b>Finished Floor (Below):</b>	614 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,438 sqft	<b>Basement:</b>	Part			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100%			
<b>Grand Total:</b>	1,438 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Uncover the ultimate blend of comfort, convenience, and community at Clayton's gem - Ixia in Surrey! This 3-bed, 2-bath sanctuary is more than just a home; it's a testament to modern living at its finest. Revel in recent upgrades like new carpet, appliances, vanity, tiles and fresh paint, transforming every corner into a haven of style. Step outside to your private covered patio or retreat to the decks for a breath of fresh air. But the true charm lies in the location. With the future skytrain station minutes away, the best of city living beckons. From shopping to dining, recreation to relaxation, everything you desire is within easy reach. This safe, family-oriented neighbourhood provides peace of mind. Embrace the lifestyle you deserve.