

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	26
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-15
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,820.72
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	492.79	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	024-162-094

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air, Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard, Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Crossroads Management - 778-578-4445
<b>Complex / Subdiv:</b>	SANDHURST
<b>Services Connected:</b>	Electricity, Natural Gas, Water
<b>Legal:</b>	STRATA LOT 50 SECTION 27 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2978
<b>Amenities:</b>	Club House, Exercise Centre, In Suite Laundry
<b>Site Influences:</b>	Private Setting, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Vaulted Ceiling
<b>Bylaw Restrict:</b>	Age Restrictions
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 9'9	Main	Utility	8'3 x 3'11
Main	Dining Room	15'2 x 13'2	Above	Primary Bedroom	13'7 x 13'6
Main	Kitchen	12'1 x 9'11	Above	Walk-In Closet	9'3 x 4'11
Main	Eating Area	9'2 x 8'3	Above	Bedroom	11'8 x 11'2
Main	Family Room	14'4 x 11'5	Above	Bedroom	11'5 x 11'2
Main	Foyer	7'2 x 4'5			
Main	Laundry	5'11 x 5'2			

<b>Finished Floor (Main):</b>	963 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	834 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	5	Yes
<b>Finished Floor (Total):</b>	1,797 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,797 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Sandhurst! Quality built by Polygon. Plenty of space and natural light in this end unit Townhome. Featuring soaring vaulted ceilings, 2 gas fireplaces and kitchen opens to a sunny nook. Step through sliding doors onto a patio & private backyard. Spacious master suite up with large walk-in closet & beautiful ensuite. Two extra bedrooms provide room for guests & an office. Situated in a quiet location within this gated community.