

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

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

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

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