

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	3	Age:	5
Lot Area:		Full Baths:	2	Zoning:	RM60
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,593.25
Rear Yard Exp:		Maint. Fee:	443.64	For Tax Year:	2023
View:				P.I.D.:	030-801-923

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	195
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Obsidian - 604-757-3151
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 117, PLAN EPS4424, SECTION 25, TOWNSHIP 13, 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,Exercise Centre,Guest Suite,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Central Location,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Microwave,Refrigerator,Smoke Alarm,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Century 21 Creekside Realty Ltd., Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'8 x 8'5	Below	Recreation Room	22' x 22'10
Main	Living Room	15'8 x 13'8	Below	Storage	5'4 x 16'5
Main	Dining Room	7'2 x 13'8			
Main	Foyer	6'3 x 7'6			
Above	Primary Bedroom	14'4 x 14'3			
Above	Bedroom	15'4 x 10'10			
Above	Bedroom	12'4 x 10'4			

Finished Floor (Main):	688 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	894 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	3	No
Finished Floor (Total):	2,260 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,260 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Nestled in a serene setting, this rare 3 bdrm/3 bath duplex combines modern comfort w/natural beauty. Upgraded floors add warmth, while a cozy fireplace with built in workspaces, invites gatherings. Bright walkout basement opens outside to a private oasis w/a hot tub (optional) offers relaxation amid lush greenery. Perfect for tranquil living or entertaining, this captivating residence is an ideal retreat. Open House Sat April 6th from 2-4pm.